

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2010 Assessment Roll

**Area Name / Number:** Kent Meridian / 61

**Previous Physical Inspection:** 2008

**Improved Sales:**

Number of Sales: 341

Range of Sale Dates: 1/1/2008 - 1/1/2010

| Sales – Average Improved Valuation Change Summary |           |           |           |              |       |        |
|---|-----------|-----------|-----------|--------------|-------|--------|
|   | Land      | Imps      | Total     | Sale Price** | Ratio | COV*   |
| <b>2009 Value</b>                                 | \$153,100 | \$119,100 | \$272,200 |              |       |        |
| <b>2010 Value</b>                                 | \$153,100 | \$103,800 | \$256,900 | \$282,400    | 91.0% | 13.16% |
| <b>Change</b>                                     | \$0       | -\$15,300 | -\$15,300 |              |       |        |
| <b>% Change</b>                                   | 0.0%      | -12.8%    | -5.6%     |              |       |        |

\*COV is a measure of uniformity; the lower the number the better the uniformity.

\*\* Sales time adjusted to 1/1/10.

Sales used in this analysis: All sales of one to three unit residences on residential lots, short sales, financial institution re-sales and foreclosure sales which were verified as, or appeared to be market sales were considered for the analysis. Sales were time adjusted to 1/1/10. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2009 or any existing residence where the data for 2009 is significantly different from the data for 2010 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2009 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

| Population - Improved Parcel Summary: |           |           |           |
|---------------------------------------|-----------|-----------|-----------|
|                                       | Land      | Imps      | Total     |
| <b>2009 Value</b>                     | \$158,200 | \$105,200 | \$263,400 |
| <b>2010 Value</b>                     | \$158,200 | \$91,600  | \$249,800 |
| <b>Percent Change</b>                 | 0.0%      | -12.9%    | -5.2%     |

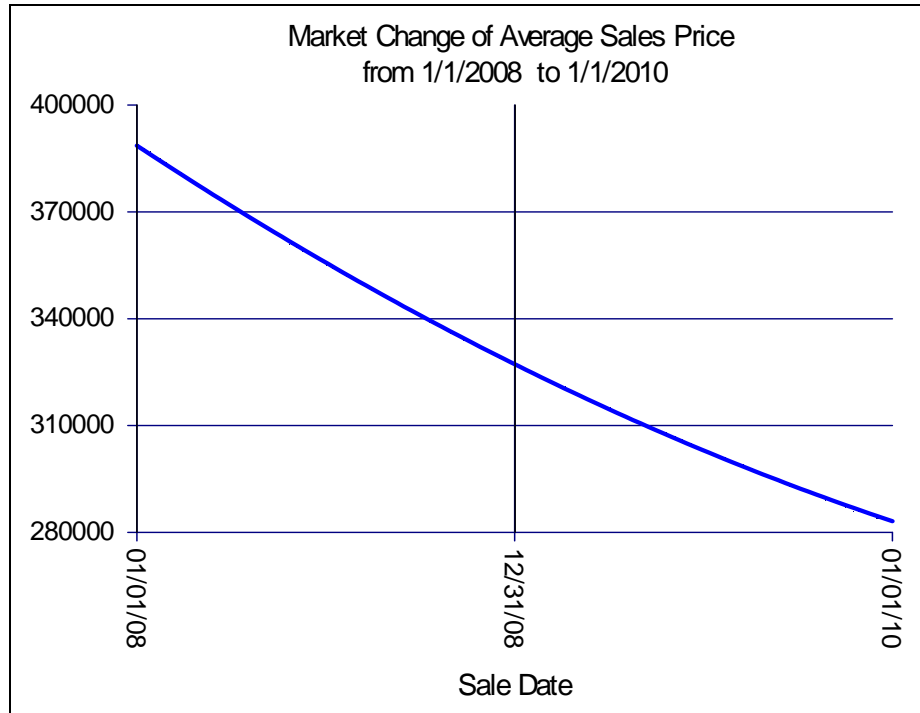
Number of one to three unit residences in the Population: 6585

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, a home with year built greater than 2000 had higher average ratios (Sale Price/Assessed Value) than other properties in the area and required a greater downward adjustment.

Exceptions may be found in the Improved Parcel Update section.

We recommend posting these values for the 2010 assessment roll.

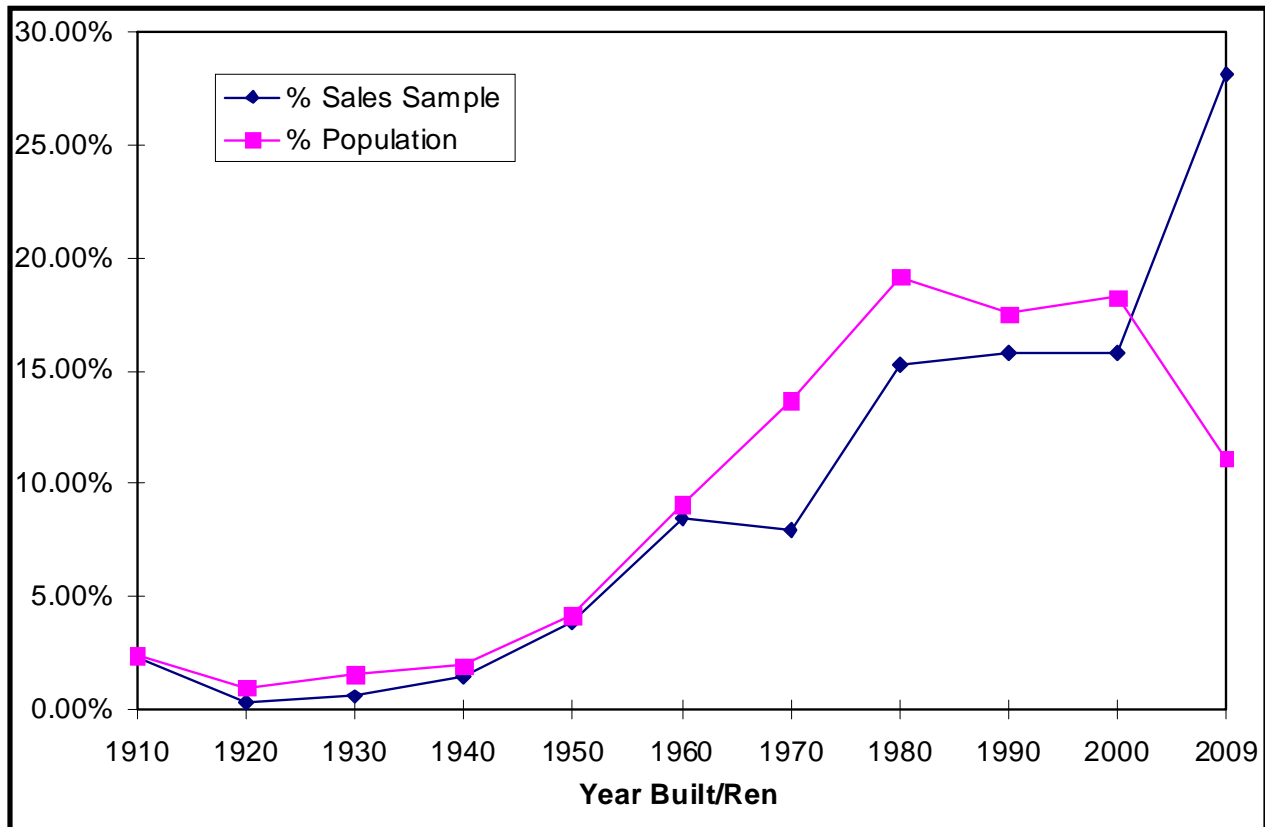
**Market Change of Average Sale Price in Area 61**  
**From 1/1/08 to 1/1/10**



### ***Sales Sample Representation of Population - Year Built / Renovated***

| <b>Sales Sample</b> |           |                |
|---------------------|-----------|----------------|
| Year Built/Ren      | Frequency | % Sales Sample |
| 1910                | 8         | 2.35%          |
| 1920                | 1         | 0.29%          |
| 1930                | 2         | 0.59%          |
| 1940                | 5         | 1.47%          |
| 1950                | 13        | 3.81%          |
| 1960                | 29        | 8.50%          |
| 1970                | 27        | 7.92%          |
| 1980                | 52        | 15.25%         |
| 1990                | 54        | 15.84%         |
| 2000                | 54        | 15.84%         |
| 2009                | 96        | 28.15%         |
|                     | 341       |                |

| <b>Population</b> |           |              |
|-------------------|-----------|--------------|
| Year Built/Ren    | Frequency | % Population |
| 1910              | 157       | 2.38%        |
| 1920              | 64        | 0.97%        |
| 1930              | 104       | 1.58%        |
| 1940              | 128       | 1.94%        |
| 1950              | 277       | 4.21%        |
| 1960              | 598       | 9.08%        |
| 1970              | 902       | 13.70%       |
| 1980              | 1263      | 19.18%       |
| 1990              | 1155      | 17.54%       |
| 2000              | 1204      | 18.28%       |
| 2009              | 733       | 11.13%       |
|                   | 6585      |              |



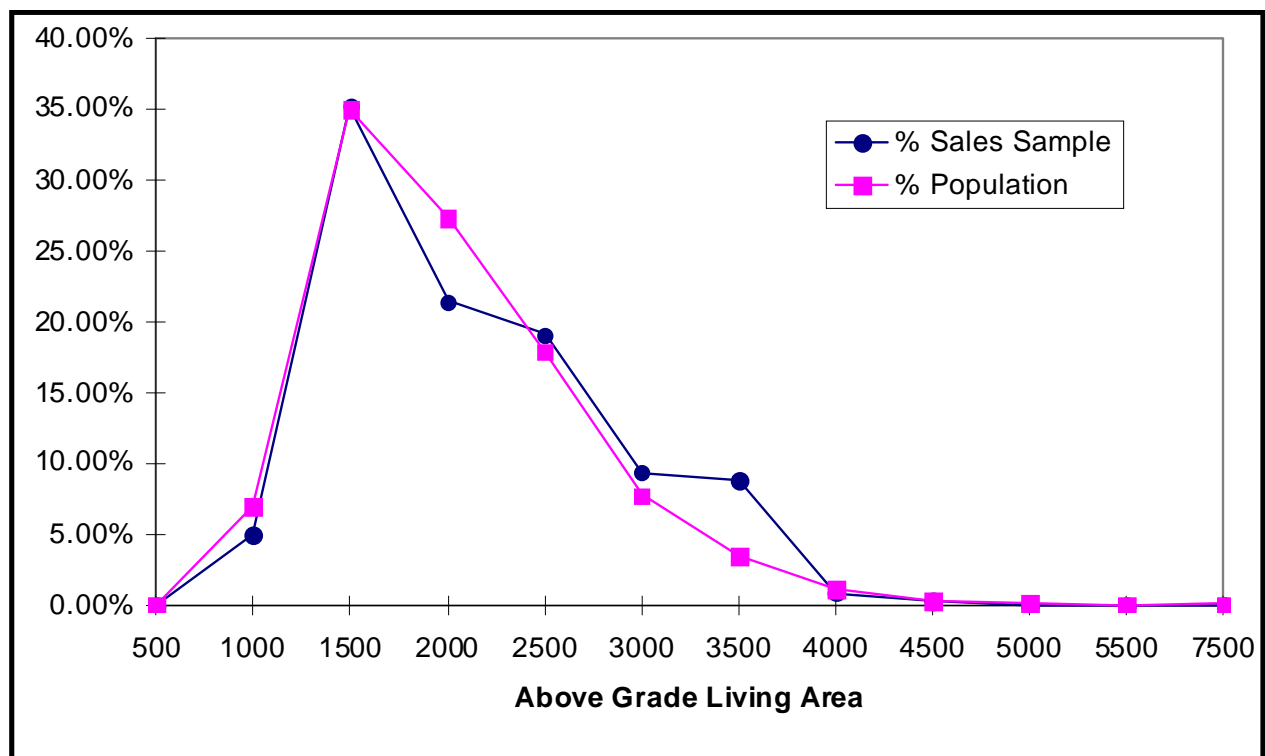
Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

This over representation was found to have statistical significance and results are reflected in the model.

### ***Sales Sample Representation of Population - Above Grade Living Area***

| <b>Sales Sample</b> |           |                |
|---------------------|-----------|----------------|
| AGLA                | Frequency | % Sales Sample |
| 500                 | 0         | 0.00%          |
| 1000                | 17        | 4.99%          |
| 1500                | 120       | 35.19%         |
| 2000                | 73        | 21.41%         |
| 2500                | 65        | 19.06%         |
| 3000                | 32        | 9.38%          |
| 3500                | 30        | 8.80%          |
| 4000                | 3         | 0.88%          |
| 4500                | 1         | 0.29%          |
| 5000                | 0         | 0.00%          |
| 5500                | 0         | 0.00%          |
| 7500                | 0         | 0.00%          |
|                     | 341       |                |

| <b>Population</b> |           |              |
|-------------------|-----------|--------------|
| AGLA              | Frequency | % Population |
| 500               | 3         | 0.05%        |
| 1000              | 457       | 6.94%        |
| 1500              | 2304      | 34.99%       |
| 2000              | 1799      | 27.32%       |
| 2500              | 1178      | 17.89%       |
| 3000              | 509       | 7.73%        |
| 3500              | 229       | 3.48%        |
| 4000              | 72        | 1.09%        |
| 4500              | 19        | 0.29%        |
| 5000              | 9         | 0.14%        |
| 5500              | 2         | 0.03%        |
| 7500              | 4         | 0.06%        |
|                   | 6585      |              |

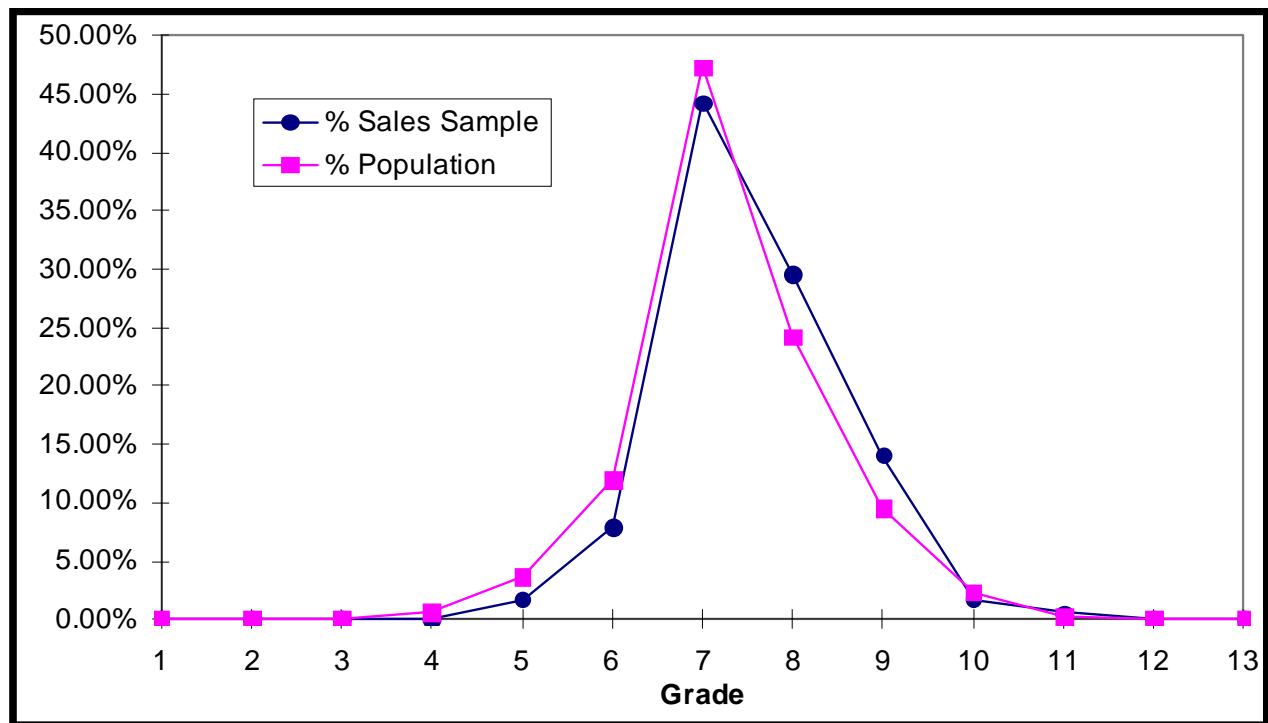


The sales sample frequency distribution follows the population distribution fairly close with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

| Sales Sample |           |                |
|--------------|-----------|----------------|
| Grade        | Frequency | % Sales Sample |
| 1            | 0         | 0.00%          |
| 2            | 0         | 0.00%          |
| 3            | 0         | 0.00%          |
| 4            | 0         | 0.00%          |
| 5            | 6         | 1.76%          |
| 6            | 27        | 7.92%          |
| 7            | 151       | 44.28%         |
| 8            | 101       | 29.62%         |
| 9            | 48        | 14.08%         |
| 10           | 6         | 1.76%          |
| 11           | 2         | 0.59%          |
| 12           | 0         | 0.00%          |
| 13           | 0         | 0.00%          |
| 341          |           |                |

| Population |           |              |
|------------|-----------|--------------|
| Grade      | Frequency | % Population |
| 1          | 0         | 0.00%        |
| 2          | 0         | 0.00%        |
| 3          | 0         | 0.00%        |
| 4          | 40        | 0.61%        |
| 5          | 244       | 3.71%        |
| 6          | 785       | 11.92%       |
| 7          | 3117      | 47.33%       |
| 8          | 1597      | 24.25%       |
| 9          | 632       | 9.60%        |
| 10         | 153       | 2.32%        |
| 11         | 14        | 0.21%        |
| 12         | 2         | 0.03%        |
| 13         | 1         | 0.02%        |
| 6585       |           |              |




The sales sample frequency distribution follows the population distribution fairly close with regard to Building Grade. This distribution is adequate for both accurate analysis and appraisals.








February 13, 2007

0.2 0 0.2 0.4 0.6 0.8 1 Miles

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 King County

-  Area 61 outlines.shp  
 Area 61 lake.shp  
 Area 27 streets.shp  
 New area subs 61.shp  
 005  
 006

# Annual Update Process

***Effective Date of Appraisal: January 1, 2010***

***Date of Appraisal Report: June 23, 2010***

## ***King County Revaluation Cycle***

King County's revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. These appraised values are the basis for the annual updating of the remaining five-sixths.

## ***Data Utilized***

Available sales closed from 1/1/2008 through 1/1/2010 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2009
5. Existing residences where the data for 2009 is significantly different than the data for 2010 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## ***Land Update***

Analysis indicates land values are at or below current market levels as of 1/1/10. No additional adjustment to land value is required.

2010 Land Value = 2009 Land Value x 1.00, with the result rounded down to the next \$1,000.

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, a home with a year built greater than 2000 had higher average ratios (Sale Price/Assessed Value) than other properties in the area and required a greater downward adjustment.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 341 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2010. The chosen adjustment model was developed using multiple regression. The 2009 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The derived adjustment formula is:

2010 Total Value = 2009 Total Value / .9704339+ 2.435489E-02\*NewYB x .925\*

The resulting total value is rounded down to the next \$1,000, *then*:

2010 Improvements Value = 2010 Total Value minus 2010 Land Value

An explanatory adjustment table is included in this report.

\* See Assessor's instructions page 37



## ***Improved Parcel Update (continued)***

### **Exceptions:**

- \*If multiple houses exist on a parcel, the 5.6 % Change indicated by the sales sample is used to arrive at new total value (2009 Land Value + Previous Improvement Value) \* .944.
- \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- \*If “accessory improvements only”, the 5.6 % Change as indicated by the sales sample is used to arrive at a new total value. (2009 Land Value + Previous Improvement Value) \* .944.
- \*If land value  $\leq$  \$1,000 no adjustment is applied.
- \*If improvements and accessories  $\leq$  \$1,000 no further adjustment applied.
- \* If adjusted land value falls  $<$  \$1,000, then land value = \$1,000 or previous, whichever is less.
- \* If adjusted improvement value falls  $<$  \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- \*If vacant parcels (no improvement value) only the land adjustment applies.
- \*If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied
- \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- \*If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- \*Any properties excluded from the annual up-date process are noted in RealProperty.

## ***Mobile Home Update***

Mobile Homes received the -5.6 % Change indicated by the sales sample.

(2009 Land Value + Previous Improvement Value)\*.944

## ***Model Validation***

The resulting assessment level is 91.0%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10 and are presented both in the Executive Summary and in the Annual Update Ratio Study Report (Before) and (After) included in this report.

Application of these recommended values for the 2010 assessment year (taxes payable in 2011) results in an average total change from the 2009 assessments of -5.2%. This decrease is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Assessor’s “field” maps, Revalue Plan, separate studies, and statutes

Ratio studies of assessments before and after this annual update are included later in this report.

## Area 61 Annual Update model Adjustments

**2010 Total Value = 2009 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production, which include an additional adjustment of 0.925.

### Standard Area Adjustment

-4.68%

**Year Built  
Greater Than  
2000**

**Yes**

% Adjustment

-7.02%

### Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a New House (Year Built Greater Than 2000) parcel would *approximately* receive a - 7.02% downward adjustment. 716 parcels in the improved population would receive this adjustment. There were 96 sales.

There were no properties that would receive a multiple variable adjustment.

Generally New House parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

89% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

**Area 61 Sale Price changes** (Relative to 1/1/2010 valuation date.)

In a changing market, recognition of a sales trend is required to accurately estimate value as of a certain date. Assessed values are determined as of January 1 of a given year.

| <b>Market Adjustment to 1/1/2010</b> |                                 |                    |
|--------------------------------------|---------------------------------|--------------------|
| Sale Date                            | Downward Adjustment<br>(Factor) | Equivalent Percent |
| 1/1/2008                             | 0.726                           | -27.4%             |
| 2/1/2008                             | 0.737                           | -26.3%             |
| 3/1/2008                             | 0.748                           | -25.2%             |
| 4/1/2008                             | 0.760                           | -24.0%             |
| 5/1/2008                             | 0.771                           | -22.9%             |
| 6/1/2008                             | 0.783                           | -21.7%             |
| 7/1/2008                             | 0.794                           | -20.6%             |
| 8/1/2008                             | 0.806                           | -19.4%             |
| 9/1/2008                             | 0.817                           | -18.3%             |
| 10/1/2008                            | 0.829                           | -17.1%             |
| 11/1/2008                            | 0.840                           | -16.0%             |
| 12/1/2008                            | 0.851                           | -14.9%             |
| 1/1/2009                             | 0.863                           | -13.7%             |
| 2/1/2009                             | 0.875                           | -12.5%             |
| 3/1/2009                             | 0.885                           | -11.5%             |
| 4/1/2009                             | 0.897                           | -10.3%             |
| 5/1/2009                             | 0.908                           | -9.2%              |
| 6/1/2009                             | 0.920                           | -8.0%              |
| 7/1/2009                             | 0.931                           | -6.9%              |
| 8/1/2009                             | 0.943                           | -5.7%              |
| 9/1/2009                             | 0.954                           | -4.6%              |
| 10/1/2009                            | 0.965                           | -3.5%              |
| 11/1/2009                            | 0.977                           | -2.3%              |
| 12/1/2009                            | 0.988                           | -1.2%              |
| 1/1/2010                             | 1.000                           | 0.0%               |

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/10.

| <b>Example:</b> | <b>Sales Price</b> | <b>Sales Date</b> | <b>Adjustment factor</b> | <b>Adjusted Sales price*</b> |
|-----------------|--------------------|-------------------|--------------------------|------------------------------|
| Sale 1          | \$525,000          | 4/1/2008          | 0.760                    | \$399,000                    |
| Sale 2          | \$475,000          | 10/1/2009         | 0.965                    | \$459,000                    |
| Sale 3          | \$515,000          | 7/1/2009          | 0.931                    | \$479,000                    |

\* The adjusted sale price has been rounded to the nearest \$1000.

The time adjustment formula for Area 61 is 
$$=(0.9704339 + 0.0003666622 * \text{SaleDay} + .02435489 * 0.2815249) / (0.9704339 + 0.02435489 * 0.2815249)$$

SaleDay = SaleDate - 40179

# Annual Update Ratio Study Report (Before)

## 2009 Assessments

|                                    |                                |   |   |
|------------------------------------|--------------------------------|---|---|
| District/Team:<br><b>SW/TEAM 3</b> | Appr. Date:<br><b>1/1/2009</b> | Date of Report:<br><b>6/23/2010</b>             | Sales Dates:<br><b>1/2008 - 12/2009</b> |
| Area<br><b>61/KENT MERIDIAN</b>    | Appr ID:<br><b>SLED</b>        | Property Type:<br><b>1 to 3 Unit Residences</b> | Adjusted for time?:<br><b>YES</b>       |
| SAMPLE STATISTICS                  |                                |   |   |
| Sample size (n)                    | 341                            |   |   |
| Mean Assessed Value                | 272,200                        |   |   |
| Mean Adj. Sales Price              | 282,400                        |   |   |
| Standard Deviation AV              | 91,125                         |   |   |
| Standard Deviation SP              | 103,065                        |   |   |
| ASSESSMENT LEVEL                   |                                |   |   |
| Arithmetic Mean Ratio              | 0.977                          |   |   |
| Median Ratio                       | 0.972                          |   |   |
| Weighted Mean Ratio                | 0.964                          |   |   |
| UNIFORMITY                         |                                |   |   |
| Lowest ratio                       | 0.641                          |   |   |
| Highest ratio:                     | 1.766                          |   |   |
| Coefficient of Dispersion          | 9.25%                          |   |   |
| Standard Deviation                 | 0.129                          |   |   |
| Coefficient of Variation           | 13.19%                         |   |   |
| Price Related Differential (PRD)   | 1.014                          |   |   |
| RELIABILITY                        |                                |   |   |
| 95% Confidence: Median             |                                |   |   |
| Lower limit                        | 0.958                          |   |   |
| Upper limit                        | 0.983                          |   |   |
| 95% Confidence: Mean               |                                |   |   |
| Lower limit                        | 0.964                          |   |   |
| Upper limit                        | 0.991                          |   |   |
| SAMPLE SIZE EVALUATION             |                                |   |   |
| N (population size)                | 6585                           |   |   |
| B (acceptable error - in decimal)  | 0.05                           |   |   |
| S (estimated from this sample)     | 0.129                          |   |   |
| Recommended minimum:               | 27                             |   |   |
| Actual sample size:                | 341                            |   |   |
| Conclusion:                        | OK                             |   |   |
| NORMALITY                          |                                |   |   |
| Binomial Test                      |                                |   |   |
| # ratios below mean:               | 178                            |   |   |
| # ratios above mean:               | 163                            |   |   |
| z:                                 | 0.812                          |   |   |
| Conclusion:                        | Normal*                        |   |   |
| *i.e. no evidence of non-normality |                                |   |   |

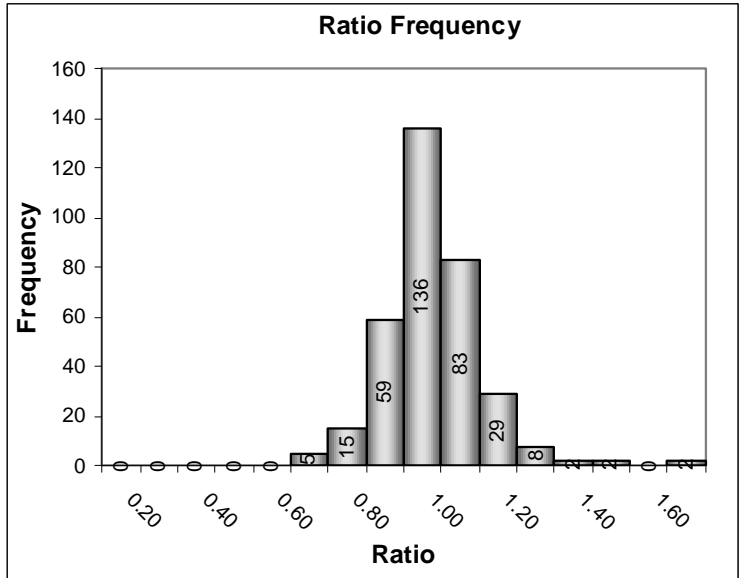
Ratio Frequency

| Ratio Bin (approx.) | Frequency |
|---------------------|-----------|
| 0.65 - 0.70         | 5         |
| 0.70 - 0.75         | 15        |
| 0.75 - 0.80         | 59        |
| 0.80 - 0.85         | 136       |
| 0.85 - 0.90         | 83        |
| 0.90 - 0.95         | 29        |
| 0.95 - 1.00         | 8         |
| 1.00 - 1.05         | 2         |
| 1.05 - 1.10         | 1         |
| 1.10 - 1.15         | 1         |
| 1.15 - 1.20         | 1         |
| 1.20 - 1.25         | 1         |
| 1.25 - 1.30         | 1         |
| 1.30 - 1.35         | 1         |
| 1.35 - 1.40         | 1         |
| 1.40 - 1.45         | 1         |
| 1.45 - 1.50         | 1         |
| 1.50 - 1.55         | 1         |
| 1.55 - 1.60         | 1         |

COMMENTS:

1 to 3 Unit Residences throughout area 61

Sales Prices are adjusted for time to the Assessment Date of 1/1/2010



### COMMENTS:

1 to 3 Unit Residences throughout area 61

Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

## Annual Update Ratio Study Report (After)

## 2010 Assessments

| District/Team:<br><b>SW/TEAM 3</b> | Appr. Date:<br><b>1/1/2010</b> | Date of Report:<br><b>6/23/2010</b>   | Sales Dates:<br><b>1/2008 - 12/2009</b> |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
|------------------------------------|--------------------------------|---|---|-------------|-----------|-----------|---|-----------|----|-----------|-----|-----------|-----|-----------|----|-----------|----|-----------|---|-----------|---|-----------|---|-----------|---|-----------|---|-----------|---|-----------|---|-----------|---|-----------|---|-----------|---|-----------|---|-----------|---|-----------|---|
| Area<br><b>61/KENT MERIDIAN</b>    | Appr ID:<br><b>SLED</b>        | Property Type:<br><b>1 to 3 Unit Residences</b>   | Adjusted for time?:<br><b>YES</b>       |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| SAMPLE STATISTICS                  |                                | <table><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio Range</th><th>Frequency</th></tr></thead><tbody><tr><td>0.65-0.70</td><td>9</td></tr><tr><td>0.70-0.75</td><td>30</td></tr><tr><td>0.75-0.80</td><td>109</td></tr><tr><td>0.80-0.85</td><td>135</td></tr><tr><td>0.85-0.90</td><td>36</td></tr><tr><td>0.90-0.95</td><td>15</td></tr><tr><td>0.95-1.00</td><td>2</td></tr><tr><td>1.00-1.05</td><td>1</td></tr><tr><td>1.05-1.10</td><td>1</td></tr><tr><td>1.10-1.15</td><td>1</td></tr><tr><td>1.15-1.20</td><td>1</td></tr><tr><td>1.20-1.25</td><td>1</td></tr><tr><td>1.25-1.30</td><td>1</td></tr><tr><td>1.30-1.35</td><td>1</td></tr><tr><td>1.35-1.40</td><td>1</td></tr><tr><td>1.40-1.45</td><td>1</td></tr><tr><td>1.45-1.50</td><td>1</td></tr><tr><td>1.50-1.55</td><td>1</td></tr><tr><td>1.55-1.60</td><td>1</td></tr></tbody></table> |   | Ratio Range | Frequency | 0.65-0.70 | 9 | 0.70-0.75 | 30 | 0.75-0.80 | 109 | 0.80-0.85 | 135 | 0.85-0.90 | 36 | 0.90-0.95 | 15 | 0.95-1.00 | 2 | 1.00-1.05 | 1 | 1.05-1.10 | 1 | 1.10-1.15 | 1 | 1.15-1.20 | 1 | 1.20-1.25 | 1 | 1.25-1.30 | 1 | 1.30-1.35 | 1 | 1.35-1.40 | 1 | 1.40-1.45 | 1 | 1.45-1.50 | 1 | 1.50-1.55 | 1 | 1.55-1.60 | 1 |
| Ratio Range                        | Frequency                      |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| 0.65-0.70                          | 9                              |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| 0.70-0.75                          | 30                             |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| 0.75-0.80                          | 109                            |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| 0.80-0.85                          | 135                            |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| 0.85-0.90                          | 36                             |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| 0.90-0.95                          | 15                             |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| 0.95-1.00                          | 2                              |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| 1.00-1.05                          | 1                              |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| 1.05-1.10                          | 1                              |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| 1.10-1.15                          | 1                              |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| 1.15-1.20                          | 1                              |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| 1.20-1.25                          | 1                              |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| 1.25-1.30                          | 1                              |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| 1.30-1.35                          | 1                              |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| 1.35-1.40                          | 1                              |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| 1.40-1.45                          | 1                              |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| 1.45-1.50                          | 1                              |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| 1.50-1.55                          | 1                              |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| 1.55-1.60                          | 1                              |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| Sample size (n)                    | 341                            |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| Mean Assessed Value                | 256,900                        |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| Mean Sales Price                   | 282,400                        |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| Standard Deviation A V             | 85,253                         |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| Standard Deviation SP              | 103,065                        |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| ASSESSMENT LEVEL                   |                                |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| Arithmetic Mean Ratio              | 0.923                          |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| Median Ratio                       | 0.914                          |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| Weighted Mean Ratio                | 0.910                          |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| UNIFORMITY                         |                                |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| Lowest ratio                       | 0.608                          |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| Highest ratio:                     | 1.679                          |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| Coefficient of Dispersion          | 9.11%                          |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| Standard Deviation                 | 0.121                          |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| Coefficient of Variation           | 13.16%                         |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| Price Related Differential (PRD)   | 1.015                          |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| RELIABILITY                        |                                |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| 95% Confidence: Median             |                                |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| Lower limit                        | 0.903                          |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| Upper limit                        | 0.929                          |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| 95% Confidence: Mean               |                                |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| Lower limit                        | 0.910                          |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| Upper limit                        | 0.936                          |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| SAMPLE SIZE EVALUATION             |                                |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| N (population size)                | 6585                           |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| B (acceptable error - in decimal)  | 0.05                           |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| S (estimated from this sample)     | 0.121                          |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| Recommended minimum:               | 24                             |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| Actual sample size:                | 341                            |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| Conclusion:                        | OK                             |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| NORMALITY                          |                                |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| Binomial Test                      |                                |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| # ratios below mean:               | 183                            |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| # ratios above mean:               | 158                            |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| z:                                 | 1.354                          |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| Conclusion:                        | Normal*                        |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |
| *i.e. no evidence of non-normality |                                |   |   |             |           |           |   |           |    |           |     |           |     |           |    |           |    |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |           |   |

**COMMENTS:**

1 to 3 Unit Residences throughout area 61

Sales Prices are adjusted for time to the Assesment Date of 1/1/2010

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

|              |   |
|--------------|---|
| 1= Poor      | Many repairs needed. Showing serious deterioration  |
| 2= Fair      | Some repairs needed immediately. Much deferred maintenance.   |
| 3= Average   | Depending upon age of improvement; normal amount of upkeep for the age of the home.                             |
| 4= Good      | Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain |
| 5= Very Good | Excellent maintenance and updating on home. Not a total renovation.   |

### ***Residential Building Grades***

|              |  |
|--------------|--|
| Grades 1 - 3 | Falls short of minimum building standards. Normally cabin or inferior structure.   |
| Grade 4      | Generally older low quality construction. Does not meet code.  |
| Grade 5      | Lower construction costs and workmanship. Small, simple design.  |
| Grade 6      | Lowest grade currently meeting building codes. Low quality materials, simple designs.  |
| Grade 7      | Average grade of construction and design. Commonly seen in plats and older subdivisions.   |
| Grade 8      | Just above average in construction and design. Usually better materials in both the exterior and interior finishes.  |
| Grade 9      | Better architectural design, with extra exterior and interior design and quality.  |
| Grade 10     | Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage. |
| Grade 11     | Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.                                 |
| Grade 12     | Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.   |
| Grade 13     | Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.           |

**Improved Sales Used in this Annual Update Analysis**  
**Area 61**  
**(1 to 3 Unit Residences)**

| <b>Sale Date</b> | <b>Sale Price</b> | <b>Adj Sale Price</b> | <b>Above Grade Living</b> | <b>Bld Grade</b> | <b>Year Built/ Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b>  |
|------------------|-------------------|-----------------------|---------------------------|------------------|------------------------|-------------|-----------------|-------------|--------------------|-----------------------|
| 1/10/08          | \$210,000         | \$153,000             | 1160                      | 5                | 1910                   | 5           | 6607            | N           | N                  | 304 WILLIS ST         |
| 4/22/08          | \$230,000         | \$177,000             | 1020                      | 5                | 1909                   | 5           | 8890            | N           | N                  | 816 2ND AVE N         |
| 6/11/08          | \$230,000         | \$181,000             | 840                       | 5                | 1947                   | 3           | 6350            | N           | N                  | 810 2ND AVE N         |
| 4/15/08          | \$240,000         | \$184,000             | 1310                      | 5                | 1909                   | 3           | 14884           | N           | N                  | 10215 SE 244TH ST     |
| 4/21/08          | \$285,000         | \$219,000             | 1360                      | 5                | 1910                   | 4           | 8541            | N           | N                  | 436 HAZEL AVE N       |
| 9/15/09          | \$175,000         | \$168,000             | 1650                      | 6                | 1953                   | 4           | 11677           | N           | N                  | 905 E CHICAGO ST      |
| 3/27/08          | \$240,000         | \$182,000             | 1190                      | 6                | 1935                   | 4           | 8551            | N           | N                  | 615 5TH AVE S         |
| 11/29/09         | \$192,500         | \$190,000             | 1040                      | 6                | 1950                   | 4           | 9900            | N           | N                  | 603 ALEXANDER AVE     |
| 1/24/08          | \$270,000         | \$198,000             | 1130                      | 6                | 1937                   | 4           | 10620           | N           | N                  | 705 VAN DE VANTER AVE |
| 8/24/09          | \$219,950         | \$209,000             | 1250                      | 6                | 1980                   | 3           | 7620            | N           | N                  | 840 3RD AVE N         |
| 7/2/08           | \$286,500         | \$228,000             | 1160                      | 6                | 1929                   | 4           | 7606            | N           | N                  | 521 2ND AVE S         |
| 11/4/09          | \$237,000         | \$232,000             | 1560                      | 6                | 1952                   | 4           | 9775            | N           | N                  | 1105 E SEATTLE ST     |
| 4/22/08          | \$310,000         | \$238,000             | 1160                      | 6                | 1947                   | 3           | 7650            | N           | N                  | 615 W TITUS ST        |
| 6/23/08          | \$302,000         | \$239,000             | 1550                      | 6                | 1904                   | 5           | 7298            | N           | N                  | 601 2ND AVE S         |
| 2/24/08          | \$325,000         | \$242,000             | 1330                      | 6                | 1948                   | 4           | 5700            | N           | N                  | 911 E TEMPERANCE ST   |
| 5/12/09          | \$265,183         | \$242,000             | 1350                      | 6                | 1948                   | 3           | 33422           | N           | N                  | 1025 CENTRAL AVE N    |
| 2/13/08          | \$335,000         | \$249,000             | 1190                      | 6                | 1950                   | 4           | 33285           | N           | N                  | 26713 104TH AVE SE    |
| 8/22/08          | \$320,000         | \$260,000             | 1950                      | 6                | 1909                   | 5           | 7348            | N           | N                  | 536 2ND AVE S         |
| 11/24/08         | \$362,000         | \$307,000             | 1580                      | 6                | 1932                   | 3           | 39150           | Y           | N                  | 105 KENSINGTON AVE S  |
| 8/6/08           | \$150,000         | \$121,000             | 1110                      | 7                | 1948                   | 4           | 6000            | N           | N                  | 602 2ND AVE S         |
| 11/13/09         | \$165,000         | \$162,000             | 1300                      | 7                | 1959                   | 3           | 7043            | N           | N                  | 469 REITEN RD         |
| 6/22/09          | \$180,000         | \$167,000             | 970                       | 7                | 1967                   | 3           | 7500            | N           | N                  | 1417 E MAPLE ST       |
| 4/17/08          | \$225,000         | \$172,000             | 1150                      | 7                | 1954                   | 3           | 15246           | N           | N                  | 24408 98TH AVE S      |
| 1/28/08          | \$260,000         | \$191,000             | 1650                      | 7                | 1959                   | 3           | 7500            | N           | N                  | 927 REITEN RD         |
| 7/9/09           | \$205,000         | \$191,000             | 1310                      | 7                | 1958                   | 3           | 21359           | N           | N                  | 908 E GUIBERSON ST    |
| 6/4/08           | \$245,000         | \$192,000             | 1470                      | 7                | 1976                   | 4           | 8932            | N           | N                  | 1102 E GUIBERSON ST   |
| 6/5/09           | \$210,000         | \$193,000             | 860                       | 7                | 1960                   | 3           | 5080            | N           | N                  | 856 3RD AVE N         |
| 6/3/08           | \$250,000         | \$196,000             | 1430                      | 7                | 1953                   | 3           | 6789            | N           | N                  | 1111 E SEATTLE ST     |
| 4/17/09          | \$218,500         | \$197,000             | 1160                      | 7                | 1957                   | 3           | 11393           | N           | N                  | 25710 100TH PL SE     |
| 1/25/08          | \$272,500         | \$200,000             | 1940                      | 7                | 1967                   | 4           | 10448           | N           | N                  | 1107 LAUREL ST        |

**Improved Sales Used in this Annual Update Analysis**  
**Area 61**  
**(1 to 3 Unit Residences)**

| Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address         |
|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|-----------------------|
| 1/2/08    | \$280,000  | \$203,000      | 980                | 7         | 1975            | 3    | 8300     | N    | N           | 9648 S 241ST ST       |
| 10/2/08   | \$245,000  | \$203,000      | 1520               | 7         | 1957            | 4    | 12381    | N    | N           | 10104 SE 248TH ST     |
| 6/4/08    | \$260,000  | \$204,000      | 880                | 7         | 1907            | 4    | 7110     | N    | N           | 506 CLARK AVE N       |
| 5/15/08   | \$263,000  | \$204,000      | 1330               | 7         | 1997            | 3    | 4694     | N    | N           | 945 1ST AVE N         |
| 6/5/08    | \$263,000  | \$206,000      | 1620               | 7         | 1958            | 3    | 7500     | Y    | N           | 505 WOODLAND WAY      |
| 7/8/08    | \$260,000  | \$207,000      | 1170               | 7         | 1927            | 4    | 6534     | Y    | N           | 756 PROSPECT AVE N    |
| 11/11/08  | \$245,000  | \$207,000      | 1010               | 7         | 1969            | 3    | 10754    | N    | N           | 1116 MACLYN ST        |
| 2/25/08   | \$279,000  | \$208,000      | 1200               | 7         | 1969            | 4    | 9375     | N    | N           | 1124 LAUREL ST        |
| 9/18/08   | \$254,800  | \$210,000      | 2060               | 7         | 2000            | 3    | 4029     | N    | N           | 919 4TH AVE N         |
| 1/25/08   | \$292,255  | \$215,000      | 1140               | 7         | 1955            | 4    | 5790     | N    | N           | 530 VIEW PL           |
| 7/1/08    | \$274,000  | \$218,000      | 1050               | 7         | 1961            | 5    | 13600    | N    | N           | 817 HILLTOP AVE       |
| 12/8/08   | \$255,000  | \$218,000      | 1390               | 7         | 1969            | 4    | 12086    | N    | N           | 228 OLYMPIC WAY       |
| 3/3/08    | \$295,000  | \$221,000      | 1390               | 7         | 1998            | 3    | 5016     | N    | N           | 221 COLE ST           |
| 10/13/08  | \$265,000  | \$221,000      | 1200               | 7         | 1959            | 4    | 7700     | N    | N           | 920 E HEMLOCK ST      |
| 11/7/08   | \$262,500  | \$221,000      | 2020               | 7         | 1954            | 4    | 12390    | N    | N           | 707 E CHICAGO ST      |
| 3/11/09   | \$249,999  | \$222,000      | 1480               | 7         | 1956            | 3    | 6717     | N    | N           | 1222 E SEATTLE ST     |
| 10/30/08  | \$269,950  | \$227,000      | 1050               | 7         | 1978            | 3    | 7840     | N    | N           | 828 N 4TH AVE         |
| 9/28/09   | \$235,000  | \$227,000      | 1180               | 7         | 1981            | 3    | 7586     | N    | N           | 23927 92ND PL S       |
| 11/24/09  | \$232,500  | \$229,000      | 1310               | 7         | 1997            | 3    | 4711     | N    | N           | 943 1ST AVE N         |
| 8/5/09    | \$242,500  | \$229,000      | 1200               | 7         | 1954            | 4    | 9322     | N    | N           | 719 VAN DE VANTER AVE |
| 6/24/08   | \$292,500  | \$231,000      | 1550               | 7         | 1958            | 4    | 16275    | N    | N           | 730 WOODLAND WAY      |
| 12/8/09   | \$233,000  | \$231,000      | 1350               | 7         | 1958            | 4    | 8589     | N    | N           | 858 STONEBURNER LN    |
| 2/15/08   | \$312,000  | \$232,000      | 1630               | 7         | 1966            | 4    | 8701     | N    | N           | 831 WOODLAND WAY      |
| 3/20/08   | \$312,000  | \$236,000      | 1290               | 7         | 1962            | 3    | 11760    | N    | N           | 9250 S 240TH ST       |
| 7/21/09   | \$259,000  | \$243,000      | 1760               | 7         | 1972            | 4    | 9370     | N    | N           | 812 WYNWOOD DR        |
| 7/8/08    | \$308,950  | \$246,000      | 1270               | 7         | 1957            | 4    | 6534     | Y    | N           | 806 PROSPECT AVE N    |
| 10/23/08  | \$295,000  | \$247,000      | 1710               | 7         | 1975            | 4    | 9390     | N    | N           | 26225 WOODLAND WAY S  |
| 7/23/09   | \$263,000  | \$247,000      | 1600               | 7         | 1981            | 3    | 9728     | N    | N           | 9204 S 239TH ST       |
| 9/23/09   | \$260,000  | \$250,000      | 1690               | 7         | 1994            | 3    | 6704     | N    | N           | 26408 107TH AVE SE    |
| 2/24/09   | \$285,000  | \$252,000      | 1810               | 7         | 1999            | 3    | 6681     | N    | N           | 24511 102ND PL SE     |
| 5/21/09   | \$275,000  | \$252,000      | 1400               | 7         | 1966            | 3    | 10069    | N    | N           | 23836 94TH AVE S      |



**Improved Sales Used in this Annual Update Analysis**  
**Area 61**  
**(1 to 3 Unit Residences)**

| <b>Sale Date</b> | <b>Sale Price</b> | <b>Adj Sale Price</b> | <b>Above Grade Living</b> | <b>Bld Grade</b> | <b>Year Built/ Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|------------------|-------------------|-----------------------|---------------------------|------------------|------------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 7/7/08           | \$320,000         | \$255,000             | 1400                      | 7                | 1941                   | 4           | 6250            | N           | N                  | 440 SCENIC WAY       |
| 6/24/09          | \$278,500         | \$259,000             | 1810                      | 7                | 1999                   | 3           | 6460            | N           | N                  | 24405 102ND PL SE    |
| 5/13/09          | \$285,000         | \$260,000             | 1290                      | 7                | 1968                   | 4           | 9000            | N           | N                  | 815 MAPLEWOOD AVE    |
| 6/29/09          | \$285,000         | \$265,000             | 1060                      | 7                | 1972                   | 4           | 9472            | N           | N                  | 24711 97TH AVE S     |
| 12/18/09         | \$267,950         | \$267,000             | 1160                      | 7                | 1957                   | 3           | 20958           | N           | N                  | 10126 SE 248TH ST    |
| 7/14/09          | \$285,500         | \$267,000             | 1580                      | 7                | 1985                   | 3           | 8163            | Y           | N                  | 517 ALVORD AVE N     |
| 6/25/09          | \$292,000         | \$271,000             | 1350                      | 7                | 1961                   | 3           | 7844            | N           | N                  | 9410 SE 240TH ST     |
| 7/25/08          | \$340,000         | \$273,000             | 1352                      | 7                | 1958                   | 4           | 8500            | N           | N                  | 909 FILBERT ST       |
| 7/15/09          | \$294,000         | \$275,000             | 1820                      | 7                | 1968                   | 4           | 16548           | N           | N                  | 921 TILDEN AVE       |
| 11/4/08          | \$328,500         | \$276,000             | 1380                      | 7                | 1944                   | 4           | 9528            | N           | N                  | 1026 E GUIBERSON ST  |
| 10/9/08          | \$350,000         | \$291,000             | 1310                      | 7                | 1949                   | 4           | 11077           | Y           | N                  | 509 SCENIC WAY S     |
| 8/22/08          | \$360,000         | \$293,000             | 1270                      | 7                | 1967                   | 4           | 12060           | N           | N                  | 1203 LAUREL ST       |
| 4/4/08           | \$385,000         | \$293,000             | 2490                      | 7                | 1999                   | 3           | 5862            | N           | N                  | 24618 101ST PL SE    |
| 9/28/09          | \$310,000         | \$299,000             | 1540                      | 7                | 1958                   | 4           | 10173           | Y           | N                  | 1121 E GUIBERSON ST  |
| 6/9/08           | \$383,500         | \$301,000             | 1110                      | 7                | 1919                   | 5           | 6400            | N           | N                  | 421 2ND AVE S        |
| 5/22/09          | \$350,000         | \$321,000             | 1410                      | 7                | 1955                   | 5           | 26485           | N           | N                  | 24625 104TH AVE SE   |
| 2/15/08          | \$900,000         | \$668,000             | 3765                      | 7                | 1966                   | 5           | 19874           | Y           | N                  | 615 SUMMIT AVE N     |
| 12/29/09         | \$150,000         | \$150,000             | 1430                      | 8                | 1959                   | 4           | 7500            | N           | N                  | 1414 E CHICAGO ST    |
| 12/17/08         | \$265,000         | \$227,000             | 1580                      | 8                | 1964                   | 4           | 9752            | N           | N                  | 1220 E LAUREL ST     |
| 1/2/08           | \$329,950         | \$240,000             | 1853                      | 8                | 2004                   | 3           | 10171           | N           | N                  | 24725 102ND PL SE    |
| 2/14/08          | \$324,950         | \$241,000             | 1770                      | 8                | 1955                   | 4           | 11745           | Y           | N                  | 503 E DEAN ST        |
| 8/18/08          | \$302,000         | \$245,000             | 1400                      | 8                | 1978                   | 4           | 15100           | N           | N                  | 26425 99TH PL S      |
| 1/31/08          | \$337,500         | \$249,000             | 2180                      | 8                | 1963                   | 4           | 11181           | N           | N                  | 26614 106TH AVE SE   |
| 10/6/08          | \$300,000         | \$249,000             | 1810                      | 8                | 1993                   | 3           | 7859            | N           | N                  | 10022 SE 247TH PL    |
| 4/15/08          | \$330,000         | \$252,000             | 2120                      | 8                | 1992                   | 3           | 7321            | N           | N                  | 9426 S 242ND ST      |
| 1/22/08          | \$350,000         | \$257,000             | 1986                      | 8                | 2007                   | 3           | 2349            | N           | N                  | 10207 SE 237TH ST    |
| 2/4/08           | \$349,000         | \$258,000             | 1300                      | 8                | 1967                   | 3           | 9400            | Y           | N                  | 761 HAZEL AVE N      |
| 9/29/08          | \$313,500         | \$260,000             | 2060                      | 8                | 1994                   | 3           | 7250            | N           | N                  | 9420 S 242ND ST      |
| 2/27/08          | \$350,000         | \$261,000             | 1986                      | 8                | 2007                   | 3           | 2507            | N           | N                  | 10223 SE 236TH ST    |
| 3/20/08          | \$346,000         | \$261,000             | 2004                      | 8                | 2007                   | 3           | 2739            | N           | N                  | 23615 102ND PL SE    |
| 4/23/08          | \$345,500         | \$265,000             | 1510                      | 8                | 1978                   | 3           | 10681           | Y           | N                  | 418 KENNEBECK AVE S  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 61**  
**(1 to 3 Unit Residences)**

| <b>Sale Date</b> | <b>Sale Price</b> | <b>Adj Sale Price</b> | <b>Above Grade Living</b> | <b>Bld Grade</b> | <b>Year Built/ Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|------------------|-------------------|-----------------------|---------------------------|------------------|------------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 4/21/08          | \$347,000         | \$266,000             | 1986                      | 8                | 2007                   | 3           | 2475            | N           | N                  | 23623 102ND PL SE    |
| 10/24/08         | \$330,000         | \$276,000             | 2004                      | 8                | 2007                   | 3           | 2763            | N           | N                  | 23626 102ND AVE SE   |
| 9/4/09           | \$290,000         | \$277,000             | 2192                      | 8                | 2006                   | 3           | 4140            | N           | N                  | 26417 106TH AVE SE   |
| 3/28/09          | \$309,950         | \$278,000             | 1560                      | 8                | 2002                   | 3           | 7575            | Y           | N                  | 503 SCENIC WAY S     |
| 2/20/09          | \$316,000         | \$279,000             | 1952                      | 8                | 2005                   | 3           | 5701            | N           | N                  | 26818 107TH AVE SE   |
| 4/11/08          | \$373,000         | \$285,000             | 2160                      | 8                | 2004                   | 3           | 4675            | N           | N                  | 10717 SE 260TH PL    |
| 5/2/08           | \$370,000         | \$285,000             | 2417                      | 8                | 2004                   | 3           | 4420            | N           | N                  | 10715 SE 260TH PL    |
| 5/26/09          | \$311,000         | \$285,000             | 2417                      | 8                | 2004                   | 3           | 5660            | N           | N                  | 10710 SE 260TH PL    |
| 7/31/08          | \$357,000         | \$287,000             | 2075                      | 8                | 2005                   | 3           | 8568            | N           | N                  | 10605 SE 266TH PL    |
| 6/12/08          | \$370,000         | \$291,000             | 2810                      | 8                | 2001                   | 3           | 7731            | N           | N                  | 500 SUMMIT AVE N     |
| 10/16/08         | \$350,000         | \$292,000             | 2520                      | 8                | 2004                   | 3           | 6600            | N           | N                  | 519 ALEXANDER AVE    |
| 6/4/09           | \$340,000         | \$313,000             | 1810                      | 8                | 1993                   | 3           | 10272           | N           | N                  | 9919 S 246TH PL      |
| 5/5/08           | \$430,000         | \$332,000             | 2300                      | 8                | 1994                   | 3           | 7200            | N           | N                  | 10026 SE 244TH CT    |
| 7/29/09          | \$355,000         | \$334,000             | 2290                      | 8                | 1993                   | 4           | 10393           | N           | N                  | 9831 S 246TH PL      |
| 9/17/09          | \$350,000         | \$336,000             | 2296                      | 8                | 2008                   | 3           | 9060            | N           | N                  | 1221 E WALNUT ST     |
| 10/23/08         | \$417,000         | \$349,000             | 2540                      | 8                | 1975                   | 3           | 17158           | N           | N                  | 21118 WOODLAND WAY S |
| 9/28/09          | \$365,000         | \$352,000             | 2540                      | 9                | 1992                   | 3           | 12350           | N           | N                  | 9725 S 262ND PL      |
| 4/28/09          | \$565,000         | \$512,000             | 2990                      | 9                | 1907                   | 4           | 22120           | Y           | N                  | 302 SCENIC WAY       |
| 7/10/08          | \$489,000         | \$390,000             | 1490                      | 5                | 1938                   | 4           | 7560            | Y           | Y                  | 14260 SE 270TH PL    |
| 2/12/09          | \$202,000         | \$178,000             | 1214                      | 6                | 1936                   | 4           | 6988            | N           | N                  | 10707 SE 248TH ST    |
| 12/10/08         | \$220,000         | \$188,000             | 940                       | 6                | 1976                   | 4           | 6524            | N           | N                  | 25734 143RD AVE SE   |
| 5/16/08          | \$245,000         | \$190,000             | 1200                      | 6                | 1977                   | 3           | 7200            | N           | N                  | 25303 118TH AVE SE   |
| 7/23/08          | \$240,000         | \$193,000             | 1200                      | 6                | 1977                   | 4           | 7200            | N           | N                  | 11806 SE 253RD ST    |
| 3/12/08          | \$258,000         | \$194,000             | 970                       | 6                | 1984                   | 3           | 7460            | N           | N                  | 25119 117TH CT SE    |
| 6/9/09           | \$210,000         | \$194,000             | 1200                      | 6                | 1977                   | 3           | 7220            | N           | N                  | 11826 SE 254TH ST    |
| 3/25/09          | \$229,900         | \$206,000             | 1036                      | 6                | 1984                   | 4           | 7657            | N           | N                  | 25115 119TH CT SE    |
| 10/8/08          | \$253,200         | \$210,000             | 1270                      | 6                | 1976                   | 4           | 8137            | N           | N                  | 14317 SE 257TH PL    |
| 2/28/08          | \$283,000         | \$212,000             | 1160                      | 6                | 1964                   | 4           | 9750            | N           | N                  | 25007 128TH PL SE    |
| 7/28/08          | \$275,000         | \$221,000             | 1240                      | 6                | 1987                   | 4           | 10887           | N           | N                  | 14322 SE 258TH PL    |
| 7/28/08          | \$275,000         | \$221,000             | 940                       | 6                | 1955                   | 4           | 17248           | N           | N                  | 14638 SE 267TH PL    |
| 3/17/08          | \$301,500         | \$227,000             | 1090                      | 6                | 1984                   | 3           | 11391           | N           | N                  | 25111 117TH CT SE    |

**Improved Sales Used in this Annual Update Analysis**  
**Area 61**  
**(1 to 3 Unit Residences)**

| <b>Sale Date</b> | <b>Sale Price</b> | <b>Adj Sale Price</b> | <b>Above Grade Living</b> | <b>Bld Grade</b> | <b>Year Built/ Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|------------------|-------------------|-----------------------|---------------------------|------------------|------------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 2/10/09          | \$277,500         | \$244,000             | 1540                      | 6                | 1981                   | 4           | 7200            | N           | N                  | 11944 SE 253RD ST    |
| 8/24/09          | \$163,500         | \$156,000             | 1230                      | 7                | 1983                   | 3           | 1664            | N           | N                  | 14427 SE 251ST PL    |
| 12/1/08          | \$185,000         | \$158,000             | 970                       | 7                | 1977                   | 3           | 3745            | N           | N                  | 13718 SE 256TH PL    |
| 10/3/08          | \$197,500         | \$164,000             | 970                       | 7                | 1977                   | 3           | 2825            | N           | N                  | 13710 SE 256TH PL    |
| 8/22/08          | \$206,000         | \$168,000             | 1234                      | 7                | 2008                   | 3           | 846             | N           | N                  | 25220 104TH AVE SE   |
| 9/24/08          | \$205,000         | \$169,000             | 1234                      | 7                | 2008                   | 3           | 917             | N           | N                  | 25220 104TH AVE SE   |
| 12/17/09         | \$171,116         | \$170,000             | 1400                      | 7                | 1949                   | 3           | 15616           | N           | N                  | 11004 SE 244TH ST    |
| 10/8/08          | \$206,950         | \$172,000             | 1234                      | 7                | 2008                   | 3           | 852             | N           | N                  | 25220 104TH AVE SE   |
| 8/19/08          | \$213,550         | \$173,000             | 1234                      | 7                | 2008                   | 3           | 845             | N           | N                  | 25220 104TH AVE SE   |
| 10/30/08         | \$206,500         | \$173,000             | 1234                      | 7                | 2008                   | 3           | 961             | N           | N                  | 25220 104TH AVE SE   |
| 12/22/08         | \$201,000         | \$173,000             | 1150                      | 7                | 1986                   | 3           | 5760            | N           | N                  | 25714 119TH PL SE    |
| 10/24/08         | \$209,990         | \$176,000             | 1234                      | 7                | 2008                   | 3           | 944             | N           | N                  | 25220 104TH AVE SE   |
| 2/25/08          | \$237,950         | \$178,000             | 1234                      | 7                | 2008                   | 3           | 869             | N           | N                  | 25220 104TH AVE SE   |
| 10/1/08          | \$215,000         | \$178,000             | 1234                      | 7                | 2008                   | 3           | 892             | N           | N                  | 25220 104TH AVE SE   |
| 7/28/09          | \$189,000         | \$178,000             | 1660                      | 7                | 1983                   | 3           | 2243            | N           | N                  | 25015 144TH PL SE    |
| 2/5/08           | \$242,000         | \$179,000             | 860                       | 7                | 1980                   | 3           | 8400            | N           | N                  | 25326 121ST PL SE    |
| 8/19/08          | \$220,000         | \$179,000             | 1660                      | 7                | 1981                   | 5           | 2251            | N           | N                  | 24805 145TH LN SE    |
| 11/10/08         | \$215,000         | \$181,000             | 1249                      | 7                | 2008                   | 3           | 1022            | N           | N                  | 25220 104TH AVE SE   |
| 1/8/09           | \$213,000         | \$184,000             | 2330                      | 7                | 1986                   | 4           | 44431           | N           | N                  | 26506 128TH AVE SE   |
| 6/8/09           | \$203,100         | \$187,000             | 860                       | 7                | 1981                   | 4           | 7990            | N           | N                  | 25233 121ST PL SE    |
| 7/31/08          | \$234,000         | \$188,000             | 1660                      | 7                | 1983                   | 3           | 3049            | N           | N                  | 24913 144TH PL SE    |
| 8/23/08          | \$235,000         | \$191,000             | 1234                      | 7                | 2008                   | 3           | 978             | N           | N                  | 25220 104TH AVE SE   |
| 6/17/08          | \$250,000         | \$197,000             | 1000                      | 7                | 1966                   | 3           | 11668           | N           | N                  | 25419 115TH AVE SE   |
| 7/29/09          | \$210,000         | \$198,000             | 1660                      | 7                | 1983                   | 3           | 3049            | N           | N                  | 24821 144TH PL SE    |
| 11/14/08         | \$234,000         | \$198,000             | 1564                      | 7                | 2008                   | 3           | 1489            | N           | N                  | 25220 104TH AVE SE   |
| 3/19/08          | \$264,000         | \$199,000             | 1330                      | 7                | 1980                   | 4           | 8316            | N           | N                  | 25818 129TH PL SE    |
| 7/10/09          | \$213,900         | \$200,000             | 1520                      | 7                | 1984                   | 4           | 8816            | N           | N                  | 26618 134TH AVE SE   |
| 12/16/08         | \$240,500         | \$206,000             | 1496                      | 7                | 2008                   | 3           | 1294            | N           | N                  | 25220 104TH AVE SE   |
| 7/22/08          | \$260,000         | \$208,000             | 1457                      | 7                | 2008                   | 3           | 1239            | N           | N                  | 25220 104TH AVE SE   |
| 10/5/08          | \$250,000         | \$208,000             | 1400                      | 7                | 1956                   | 4           | 19316           | N           | N                  | 26015 116TH AVE SE   |
| 1/10/09          | \$242,500         | \$210,000             | 1496                      | 7                | 2008                   | 3           | 1280            | N           | N                  | 25220 104TH AVE SE   |

**Improved Sales Used in this Annual Update Analysis**  
**Area 61**  
**(1 to 3 Unit Residences)**

| <b>Sale Date</b> | <b>Sale Price</b> | <b>Adj Sale Price</b> | <b>Above Grade Living</b> | <b>Bld Grade</b> | <b>Year Built/ Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|------------------|-------------------|-----------------------|---------------------------|------------------|------------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 7/7/08           | \$265,000         | \$211,000             | 980                       | 7                | 1971                   | 4           | 10670           | N           | N                  | 26035 147TH PL SE    |
| 4/8/09           | \$234,950         | \$211,000             | 980                       | 7                | 1981                   | 3           | 7200            | N           | N                  | 25232 121ST PL SE    |
| 2/22/08          | \$285,000         | \$212,000             | 1290                      | 7                | 1998                   | 3           | 7952            | N           | N                  | 24002 113TH PL SE    |
| 1/17/08          | \$289,950         | \$212,000             | 1150                      | 7                | 1990                   | 3           | 7583            | N           | N                  | 26338 119TH DR SE    |
| 9/14/09          | \$221,000         | \$212,000             | 1180                      | 7                | 1990                   | 3           | 6846            | N           | N                  | 26330 119TH DR SE    |
| 4/3/09           | \$236,932         | \$213,000             | 1080                      | 7                | 1978                   | 4           | 33000           | N           | N                  | 25441 144TH PL SE    |
| 3/24/08          | \$282,990         | \$214,000             | 1680                      | 7                | 2008                   | 3           | 2216            | N           | N                  | 25220 104TH AVE SE   |
| 11/3/08          | \$254,000         | \$214,000             | 1300                      | 7                | 1979                   | 3           | 7200            | N           | N                  | 14503 SE 252ND PL    |
| 1/5/09           | \$247,190         | \$214,000             | 1457                      | 7                | 2008                   | 3           | 1288            | N           | N                  | 25220 104TH AVE SE   |
| 10/16/08         | \$260,000         | \$217,000             | 1420                      | 7                | 1967                   | 4           | 16480           | N           | N                  | 26502 134TH AVE SE   |
| 6/10/08          | \$280,000         | \$220,000             | 1010                      | 7                | 1976                   | 4           | 6637            | N           | N                  | 14250 SE 257TH PL    |
| 4/10/09          | \$244,000         | \$220,000             | 1080                      | 7                | 1979                   | 4           | 6901            | N           | N                  | 25310 146TH AVE SE   |
| 1/14/08          | \$305,000         | \$223,000             | 1000                      | 7                | 1952                   | 3           | 27659           | N           | N                  | 10723 SE 248TH ST    |
| 5/7/08           | \$288,000         | \$223,000             | 1790                      | 7                | 1966                   | 4           | 19177           | N           | N                  | 26804 127TH AVE SE   |
| 9/3/08           | \$280,000         | \$229,000             | 1640                      | 7                | 1986                   | 3           | 6912            | N           | N                  | 25715 119TH PL SE    |
| 11/13/08         | \$273,000         | \$231,000             | 1240                      | 7                | 1985                   | 3           | 7213            | N           | N                  | 25923 119TH CT SE    |
| 1/8/08           | \$321,950         | \$234,000             | 1410                      | 7                | 1985                   | 4           | 7214            | N           | N                  | 11922 SE 260TH PL    |
| 5/6/08           | \$305,000         | \$236,000             | 1150                      | 7                | 1984                   | 3           | 9121            | N           | N                  | 11943 SE 252ND PL    |
| 6/10/08          | \$299,990         | \$236,000             | 1120                      | 7                | 1988                   | 3           | 7629            | N           | N                  | 24834 121ST PL SE    |
| 3/20/08          | \$312,000         | \$236,000             | 1360                      | 7                | 1980                   | 4           | 11808           | N           | N                  | 13339 SE 249TH ST    |
| 6/5/09           | \$256,000         | \$236,000             | 1570                      | 7                | 1985                   | 4           | 7203            | N           | N                  | 26118 119TH DR SE    |
| 6/11/09          | \$258,000         | \$238,000             | 1410                      | 7                | 1985                   | 3           | 7210            | N           | N                  | 11945 SE 260TH PL    |
| 5/22/08          | \$305,300         | \$238,000             | 2090                      | 7                | 1985                   | 3           | 7206            | N           | N                  | 25712 117TH PL SE    |
| 1/30/08          | \$325,000         | \$239,000             | 1760                      | 7                | 1998                   | 3           | 6011            | N           | N                  | 24322 117TH AVE SE   |
| 10/27/08         | \$285,000         | \$239,000             | 1150                      | 7                | 1983                   | 4           | 6886            | N           | N                  | 12022 SE 251ST PL    |
| 12/23/08         | \$279,950         | \$241,000             | 1230                      | 7                | 1988                   | 3           | 8220            | N           | N                  | 11926 SE 252ND PL    |
| 5/7/09           | \$264,450         | \$241,000             | 1550                      | 7                | 1999                   | 3           | 5963            | N           | N                  | 24419 119TH PL SE    |
| 1/14/09          | \$279,900         | \$243,000             | 1190                      | 7                | 1964                   | 4           | 10733           | N           | N                  | 25429 116TH AVE SE   |
| 8/17/09          | \$256,500         | \$243,000             | 1550                      | 7                | 1970                   | 3           | 11728           | N           | N                  | 25417 114TH AVE SE   |
| 2/28/08          | \$326,750         | \$244,000             | 1160                      | 7                | 1980                   | 4           | 7200            | N           | N                  | 25819 129TH PL SE    |
| 6/11/08          | \$309,900         | \$244,000             | 1160                      | 7                | 1978                   | 4           | 8400            | N           | N                  | 25302 145TH PL SE    |

**Improved Sales Used in this Annual Update Analysis**  
**Area 61**  
**(1 to 3 Unit Residences)**

| <b>Sale Date</b> | <b>Sale Price</b> | <b>Adj Sale Price</b> | <b>Above Grade Living</b> | <b>Bld Grade</b> | <b>Year Built/ Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|------------------|-------------------|-----------------------|---------------------------|------------------|------------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 8/28/08          | \$299,500         | \$244,000             | 1200                      | 7                | 1985                   | 3           | 7203            | N           | N                  | 25938 119TH DR SE    |
| 4/25/08          | \$318,000         | \$245,000             | 1170                      | 7                | 1984                   | 4           | 7810            | N           | N                  | 27104 139TH PL SE    |
| 11/26/08         | \$289,000         | \$246,000             | 2220                      | 7                | 1998                   | 3           | 6141            | N           | N                  | 13101 SE 261ST PL    |
| 1/31/08          | \$335,000         | \$247,000             | 2247                      | 7                | 1998                   | 3           | 6789            | N           | N                  | 26132 129TH AVE SE   |
| 6/6/08           | \$320,000         | \$251,000             | 1290                      | 7                | 1984                   | 3           | 7173            | N           | N                  | 12017 SE 250TH PL    |
| 4/21/08          | \$329,000         | \$252,000             | 2210                      | 7                | 1981                   | 3           | 9032            | N           | N                  | 11528 SE 256TH PL    |
| 3/28/08          | \$333,000         | \$253,000             | 1730                      | 7                | 1998                   | 3           | 5701            | N           | N                  | 24902 107TH AVE SE   |
| 6/26/08          | \$320,000         | \$253,000             | 2600                      | 7                | 1998                   | 3           | 6600            | N           | N                  | 24320 118TH AVE SE   |
| 4/28/08          | \$329,950         | \$254,000             | 1790                      | 7                | 2000                   | 3           | 6982            | N           | N                  | 11221 SE 240TH PL    |
| 11/12/09         | \$259,950         | \$255,000             | 1360                      | 7                | 1988                   | 3           | 8800            | N           | N                  | 24831 121ST PL SE    |
| 12/29/08         | \$298,600         | \$257,000             | 2140                      | 7                | 1994                   | 3           | 7528            | N           | N                  | 13617 SE 268TH ST    |
| 12/12/08         | \$302,500         | \$259,000             | 1460                      | 7                | 1968                   | 4           | 9874            | N           | N                  | 26132 147TH AVE SE   |
| 9/17/08          | \$325,000         | \$268,000             | 1880                      | 7                | 1990                   | 3           | 7986            | N           | N                  | 26111 120TH PL SE    |
| 6/10/09          | \$290,450         | \$268,000             | 1170                      | 7                | 1980                   | 4           | 7350            | N           | N                  | 25825 128TH PL SE    |
| 9/25/09          | \$279,900         | \$270,000             | 1630                      | 7                | 1990                   | 3           | 5889            | N           | N                  | 12017 SE 263RD ST    |
| 8/18/08          | \$335,000         | \$272,000             | 1820                      | 7                | 1990                   | 3           | 9224            | N           | N                  | 12126 SE 262ND CT    |
| 11/11/09         | \$285,000         | \$280,000             | 1200                      | 7                | 1985                   | 4           | 7715            | N           | N                  | 26913 138TH AVE SE   |
| 8/13/09          | \$296,370         | \$281,000             | 1090                      | 7                | 1977                   | 3           | 12000           | N           | N                  | 26625 148TH AVE SE   |
| 7/17/09          | \$299,921         | \$281,000             | 1740                      | 7                | 1994                   | 3           | 6960            | N           | N                  | 26814 136TH PL SE    |
| 2/10/09          | \$319,900         | \$281,000             | 2590                      | 7                | 1998                   | 3           | 6237            | N           | N                  | 24314 119TH AVE SE   |
| 2/13/08          | \$380,000         | \$282,000             | 2310                      | 7                | 1998                   | 3           | 6079            | N           | N                  | 24311 117TH AVE SE   |
| 3/26/08          | \$392,500         | \$297,000             | 3040                      | 7                | 1999                   | 3           | 5701            | N           | N                  | 12930 SE 258TH PL    |
| 4/8/09           | \$335,000         | \$301,000             | 1670                      | 7                | 1973                   | 4           | 10600           | N           | N                  | 26007 147TH PL SE    |
| 5/14/08          | \$390,000         | \$303,000             | 2590                      | 7                | 1998                   | 3           | 6904            | N           | N                  | 24221 117TH AVE SE   |
| 1/21/09          | \$350,000         | \$305,000             | 2270                      | 7                | 1991                   | 3           | 6985            | N           | N                  | 26127 120TH PL SE    |
| 9/26/08          | \$382,000         | \$316,000             | 3470                      | 7                | 1999                   | 3           | 5879            | N           | N                  | 12909 SE 257TH ST    |
| 7/10/09          | \$370,000         | \$346,000             | 1500                      | 7                | 1973                   | 4           | 43560           | Y           | N                  | 25306 128TH AVE SE   |
| 4/10/08          | \$500,000         | \$382,000             | 1610                      | 7                | 1950                   | 3           | 11600           | Y           | Y                  | 14347 SE 266TH ST    |
| 2/21/08          | \$585,000         | \$436,000             | 1250                      | 7                | 1963                   | 3           | 49658           | N           | N                  | 10635 SE 244TH ST    |
| 9/22/09          | \$492,000         | \$473,000             | 1060                      | 7                | 1978                   | 4           | 10260           | Y           | Y                  | 26736 138TH PL SE    |
| 6/3/08           | \$799,000         | \$626,000             | 950                       | 7                | 1949                   | 3           | 10191           | Y           | Y                  | 26306 135TH AVE SE   |

**Improved Sales Used in this Annual Update Analysis**  
**Area 61**  
**(1 to 3 Unit Residences)**

| <b>Sale Date</b> | <b>Sale Price</b> | <b>Adj Sale Price</b> | <b>Above Grade Living</b> | <b>Bld Grade</b> | <b>Year Built/ Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|------------------|-------------------|-----------------------|---------------------------|------------------|------------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 10/28/09         | \$205,000         | \$200,000             | 2410                      | 8                | 1986                   | 4           | 6500            | N           | N                  | 25419 127TH AVE SE   |
| 6/15/09          | \$240,000         | \$222,000             | 1770                      | 8                | 2003                   | 3           | 5728            | N           | N                  | 12609 SE 266TH ST    |
| 1/7/08           | \$310,000         | \$226,000             | 1710                      | 8                | 2000                   | 3           | 5895            | N           | N                  | 12204 SE 258TH PL    |
| 7/16/08          | \$295,000         | \$236,000             | 1160                      | 8                | 1978                   | 4           | 9880            | N           | N                  | 12932 SE 246TH ST    |
| 10/16/08         | \$285,000         | \$238,000             | 1270                      | 8                | 1978                   | 4           | 9600            | N           | N                  | 12922 SE 245TH ST    |
| 6/23/09          | \$256,000         | \$238,000             | 1190                      | 8                | 1978                   | 3           | 7420            | N           | N                  | 13005 SE 245TH ST    |
| 6/24/09          | \$259,950         | \$241,000             | 1630                      | 8                | 1978                   | 3           | 8000            | N           | N                  | 24532 129TH PL SE    |
| 10/10/08         | \$291,200         | \$242,000             | 1550                      | 8                | 1986                   | 4           | 9679            | N           | N                  | 14315 SE 256TH PL    |
| 10/30/08         | \$290,000         | \$243,000             | 1470                      | 8                | 1988                   | 4           | 12384           | N           | N                  | 14402 SE 256TH PL    |
| 6/14/09          | \$262,500         | \$243,000             | 2255                      | 8                | 2008                   | 3           | 5700            | N           | N                  | 24804 118TH AVE SE   |
| 3/5/08           | \$325,000         | \$244,000             | 2000                      | 8                | 1988                   | 4           | 10225           | N           | N                  | 14407 SE 258TH PL    |
| 10/27/09         | \$250,000         | \$244,000             | 2030                      | 8                | 2000                   | 3           | 9899            | N           | N                  | 24024 130TH AVE SE   |
| 10/14/08         | \$295,948         | \$247,000             | 1750                      | 8                | 1990                   | 4           | 8000            | N           | N                  | 12412 SE 252ND PL    |
| 11/4/09          | \$253,000         | \$247,000             | 1120                      | 8                | 1978                   | 3           | 7040            | N           | N                  | 12951 SE 246TH ST    |
| 6/17/09          | \$267,750         | \$248,000             | 2255                      | 8                | 2008                   | 3           | 6018            | N           | N                  | 11802 SE 248TH ST    |
| 6/20/09          | \$269,325         | \$250,000             | 2255                      | 8                | 2008                   | 3           | 5700            | N           | N                  | 24825 SE 248TH ST    |
| 5/28/08          | \$322,500         | \$252,000             | 2240                      | 8                | 1978                   | 4           | 6580            | N           | N                  | 12927 SE 246TH ST    |
| 1/24/08          | \$345,000         | \$253,000             | 1790                      | 8                | 2000                   | 3           | 7611            | N           | N                  | 24020 130TH AVE SE   |
| 7/29/08          | \$315,000         | \$253,000             | 1790                      | 8                | 2001                   | 3           | 5448            | N           | N                  | 24318 130TH AVE SE   |
| 7/1/08           | \$323,150         | \$257,000             | 1220                      | 8                | 1977                   | 5           | 8160            | N           | N                  | 24639 130TH AVE SE   |
| 10/16/09         | \$265,000         | \$257,000             | 1580                      | 8                | 2003                   | 3           | 6767            | N           | N                  | 12626 266TH ST       |
| 1/14/08          | \$375,000         | \$274,000             | 2460                      | 8                | 2003                   | 3           | 6536            | N           | N                  | 12232 SE 259TH PL    |
| 2/25/09          | \$311,000         | \$275,000             | 2170                      | 8                | 1978                   | 4           | 15000           | N           | N                  | 24015 138TH AVE SE   |
| 6/16/08          | \$350,000         | \$276,000             | 2190                      | 8                | 1969                   | 4           | 12992           | N           | N                  | 25839 126TH AVE SE   |
| 12/17/09         | \$277,950         | \$276,000             | 1960                      | 8                | 2001                   | 3           | 5990            | N           | N                  | 12205 SE 258TH PL    |
| 11/18/09         | \$282,500         | \$278,000             | 1290                      | 8                | 1977                   | 4           | 7700            | N           | N                  | 12901 SE 245TH ST    |
| 6/30/09          | \$299,250         | \$278,000             | 2420                      | 8                | 2008                   | 3           | 5700            | N           | N                  | 11804 248TH CT SE    |
| 6/28/09          | \$300,000         | \$279,000             | 2260                      | 8                | 1999                   | 3           | 5759            | N           | N                  | 26519 126TH PL SE    |
| 4/17/09          | \$310,000         | \$280,000             | 1440                      | 8                | 1978                   | 3           | 8400            | N           | N                  | 24411 130TH PL SE    |
| 12/11/09         | \$285,000         | \$283,000             | 1880                      | 8                | 1995                   | 3           | 6307            | N           | N                  | 26215 125TH PL SE    |
| 12/24/08         | \$330,000         | \$284,000             | 2210                      | 8                | 1986                   | 4           | 6959            | N           | N                  | 12721 SE 254TH CT    |

**Improved Sales Used in this Annual Update Analysis**  
**Area 61**  
**(1 to 3 Unit Residences)**

| <b>Sale Date</b> | <b>Sale Price</b> | <b>Adj Sale Price</b> | <b>Above Grade Living</b> | <b>Bld Grade</b> | <b>Year Built/ Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|------------------|-------------------|-----------------------|---------------------------|------------------|------------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 6/10/09          | \$310,000         | \$286,000             | 1800                      | 8                | 1986                   | 3           | 6500            | N           | N                  | 25333 128TH AVE SE   |
| 7/20/09          | \$304,500         | \$286,000             | 2962                      | 8                | 2008                   | 3           | 5700            | N           | N                  | 24826 118TH CT SE    |
| 11/16/09         | \$298,000         | \$293,000             | 2060                      | 8                | 2004                   | 3           | 5746            | N           | N                  | 12425 SE 259TH ST    |
| 2/10/09          | \$335,129         | \$294,000             | 2260                      | 8                | 1999                   | 3           | 5760            | N           | N                  | 26507 126TH PL SE    |
| 11/12/09         | \$299,950         | \$294,000             | 2030                      | 8                | 1997                   | 3           | 5486            | N           | N                  | 26264 125TH PL SE    |
| 3/5/08           | \$393,000         | \$295,000             | 2160                      | 8                | 1986                   | 4           | 8374            | N           | N                  | 12718 SE 252ND PL    |
| 1/17/08          | \$405,000         | \$296,000             | 1980                      | 8                | 2001                   | 3           | 6955            | N           | N                  | 25503 122ND PL SE    |
| 6/12/09          | \$320,000         | \$296,000             | 1780                      | 8                | 1986                   | 4           | 7152            | N           | N                  | 25430 127TH AVE SE   |
| 1/22/08          | \$405,000         | \$297,000             | 2450                      | 8                | 1992                   | 3           | 7350            | N           | N                  | 13017 SE 263RD PL    |
| 7/2/09           | \$320,000         | \$298,000             | 2450                      | 8                | 1992                   | 3           | 8598            | N           | N                  | 26206 131ST PL SE    |
| 12/10/08         | \$355,000         | \$303,000             | 2471                      | 8                | 2009                   | 3           | 5700            | N           | N                  | 23426 136TH AVE SE   |
| 1/11/08          | \$417,500         | \$305,000             | 2340                      | 8                | 1997                   | 3           | 9418            | N           | N                  | 24158 145TH AVE SE   |
| 6/26/08          | \$385,000         | \$305,000             | 2020                      | 8                | 1977                   | 4           | 13530           | N           | N                  | 13523 SE 251ST PL    |
| 8/18/09          | \$324,950         | \$308,000             | 2300                      | 8                | 2000                   | 3           | 7788            | N           | N                  | 24021 130TH AVE SE   |
| 8/12/08          | \$380,000         | \$308,000             | 2580                      | 8                | 2007                   | 3           | 5779            | N           | N                  | 11816 SE 240TH PL    |
| 8/4/08           | \$383,750         | \$310,000             | 2670                      | 8                | 1997                   | 3           | 6003            | N           | N                  | 26132 126TH AVE SE   |
| 11/11/09         | \$320,000         | \$314,000             | 1580                      | 8                | 1980                   | 4           | 21780           | N           | N                  | 25610 126TH PL SE    |
| 9/8/09           | \$329,500         | \$315,000             | 2080                      | 8                | 2000                   | 3           | 12075           | N           | N                  | 24221 112TH AVE SE   |
| 5/11/09          | \$348,708         | \$318,000             | 2380                      | 8                | 2009                   | 3           | 5700            | N           | N                  | 25430 136TH AVE SE   |
| 7/16/08          | \$407,835         | \$326,000             | 2456                      | 8                | 2008                   | 3           | 5700            | N           | N                  | 11727 SE 248TH PL    |
| 12/16/09         | \$331,000         | \$329,000             | 2130                      | 8                | 1997                   | 3           | 9216            | N           | N                  | 21653 126TH AVE SE   |
| 12/16/08         | \$387,757         | \$332,000             | 2380                      | 8                | 2009                   | 3           | 5707            | N           | N                  | 13612 SE 254TH ST    |
| 8/28/08          | \$408,368         | \$333,000             | 2962                      | 8                | 2008                   | 3           | 5700            | N           | N                  | 11806 SE 248TH CT    |
| 5/18/08          | \$434,950         | \$338,000             | 2600                      | 8                | 2004                   | 3           | 5814            | N           | N                  | 12524 SE 259TH ST    |
| 3/12/08          | \$450,000         | \$339,000             | 1580                      | 8                | 1975                   | 4           | 14706           | N           | N                  | 14214 SE 243RD ST    |
| 1/18/08          | \$468,850         | \$343,000             | 2400                      | 8                | 2007                   | 3           | 5750            | N           | N                  | 24113 119TH PL SE    |
| 2/18/09          | \$395,950         | \$349,000             | 3109                      | 8                | 2008                   | 3           | 5702            | N           | N                  | 13618 SE 254TH ST    |
| 6/17/09          | \$377,143         | \$349,000             | 3013                      | 8                | 2009                   | 3           | 5700            | N           | N                  | 25504 136TH AVE SE   |
| 9/18/09          | \$365,000         | \$351,000             | 2471                      | 8                | 2009                   | 3           | 5701            | N           | N                  | 25427 137TH AVE SE   |
| 9/23/08          | \$425,000         | \$351,000             | 3350                      | 8                | 1976                   | 4           | 13860           | Y           | N                  | 13703 SE 251ST PL    |
| 4/17/09          | \$400,000         | \$361,000             | 2520                      | 8                | 1997                   | 3           | 6500            | N           | N                  | 12511 SE 261ST ST    |

**Improved Sales Used in this Annual Update Analysis**  
**Area 61**  
**(1 to 3 Unit Residences)**

| <b>Sale Date</b> | <b>Sale Price</b> | <b>Adj Sale Price</b> | <b>Above Grade Living</b> | <b>Bld Grade</b> | <b>Year Built/ Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|------------------|-------------------|-----------------------|---------------------------|------------------|------------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 4/10/09          | \$400,664         | \$361,000             | 3109                      | 8                | 2009                   | 3           | 5731            | N           | N                  | 25422 137TH AVE SE   |
| 11/21/09         | \$375,000         | \$369,000             | 2380                      | 8                | 2008                   | 3           | 5725            | N           | N                  | 25506 137TH AVE SE   |
| 11/10/09         | \$380,000         | \$373,000             | 2230                      | 8                | 2004                   | 3           | 7161            | N           | N                  | 26621 128TH AVE SE   |
| 6/10/08          | \$475,000         | \$373,000             | 1730                      | 8                | 1977                   | 4           | 13545           | N           | N                  | 24228 139TH AVE SE   |
| 6/18/09          | \$414,950         | \$384,000             | 2031                      | 8                | 1996                   | 3           | 7321            | N           | N                  | 25511 137TH PL SE    |
| 3/16/09          | \$480,000         | \$428,000             | 1510                      | 8                | 1964                   | 4           | 12592           | Y           | Y                  | 26108 134TH AVE SE   |
| 6/16/08          | \$625,000         | \$493,000             | 1690                      | 8                | 1978                   | 3           | 15000           | Y           | N                  | 13804 SE 251ST ST    |
| 2/8/08           | \$870,000         | \$644,000             | 2400                      | 8                | 1993                   | 3           | 7372            | Y           | Y                  | 26906 140TH AVE SE   |
| 8/12/09          | \$690,000         | \$653,000             | 1140                      | 8                | 1955                   | 4           | 12483           | Y           | Y                  | 14415 SE 266TH ST    |
| 12/9/09          | \$310,000         | \$307,000             | 2400                      | 9                | 1992                   | 3           | 9049            | N           | N                  | 12842 SE 242ND CT    |
| 9/21/09          | \$328,000         | \$315,000             | 1640                      | 9                | 1990                   | 3           | 9275            | Y           | N                  | 27023 141ST AVE SE   |
| 6/4/09           | \$343,000         | \$316,000             | 2720                      | 9                | 1990                   | 3           | 8250            | N           | N                  | 25520 139TH AVE SE   |
| 1/5/09           | \$370,000         | \$320,000             | 2414                      | 9                | 2008                   | 3           | 5800            | N           | N                  | 12214 SE 260TH PL    |
| 2/21/08          | \$435,000         | \$324,000             | 2665                      | 9                | 2006                   | 3           | 6186            | N           | N                  | 11729 SE 247TH PL    |
| 5/6/08           | \$425,950         | \$329,000             | 2687                      | 9                | 2006                   | 3           | 9600            | N           | N                  | 24230 115TH PL SE    |
| 6/10/08          | \$435,000         | \$342,000             | 2962                      | 9                | 2007                   | 3           | 5919            | N           | N                  | 24414 118TH CT SE    |
| 7/9/08           | \$434,950         | \$347,000             | 2140                      | 9                | 1980                   | 4           | 13216           | N           | N                  | 26251 142ND AVE SE   |
| 5/21/09          | \$380,000         | \$348,000             | 3025                      | 9                | 2006                   | 3           | 9320            | N           | N                  | 25219 132ND AVE SE   |
| 1/15/08          | \$482,200         | \$352,000             | 3025                      | 9                | 2008                   | 3           | 6600            | N           | N                  | 25226 132ND PL SE    |
| 5/7/09           | \$388,000         | \$353,000             | 2769                      | 9                | 2007                   | 3           | 5779            | N           | N                  | 13229 SE 252ND ST    |
| 3/18/08          | \$470,000         | \$355,000             | 3161                      | 9                | 2006                   | 3           | 6285            | N           | N                  | 25231 132ND AVE SE   |
| 5/5/09           | \$390,000         | \$355,000             | 3025                      | 9                | 2007                   | 3           | 5771            | N           | N                  | 13226 SE 252ND ST    |
| 7/23/09          | \$380,000         | \$357,000             | 2300                      | 9                | 1992                   | 3           | 17558           | N           | N                  | 24410 147TH AVE SE   |
| 7/15/08          | \$448,000         | \$358,000             | 2360                      | 9                | 1992                   | 3           | 13930           | N           | N                  | 14604 SE 243RD PL    |
| 6/17/08          | \$454,950         | \$359,000             | 2769                      | 9                | 2007                   | 3           | 5706            | N           | N                  | SE 252ND ST          |
| 3/7/08           | \$480,000         | \$360,000             | 2480                      | 9                | 1997                   | 3           | 8368            | Y           | N                  | 13842 SE 252ND PL    |
| 3/26/08          | \$479,950         | \$364,000             | 2620                      | 9                | 2007                   | 3           | 5894            | N           | N                  | 12308 SE 262ND CT    |
| 9/8/09           | \$380,000         | \$364,000             | 3167                      | 9                | 2006                   | 3           | 5733            | N           | N                  | 13232 SE 252ND ST    |
| 7/31/09          | \$387,000         | \$365,000             | 2846                      | 9                | 2007                   | 3           | 5750            | N           | N                  | 25223 132ND AVE SE   |
| 5/26/09          | \$400,000         | \$367,000             | 2419                      | 9                | 2006                   | 3           | 5700            | N           | N                  | 25306 114TH AVE SE   |
| 5/28/08          | \$470,000         | \$367,000             | 3025                      | 9                | 2007                   | 3           | 5750            | N           | N                  | 25227 132ND AVE SE   |



**Improved Sales Used in this Annual Update Analysis**  
**Area 61**  
**(1 to 3 Unit Residences)**

| <b>Sale Date</b> | <b>Sale Price</b> | <b>Adj Sale Price</b> | <b>Above Grade Living</b> | <b>Bld Grade</b> | <b>Year Built/ Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b>  |
|------------------|-------------------|-----------------------|---------------------------|------------------|------------------------|-------------|-----------------|-------------|--------------------|-----------------------|
| 4/8/09           | \$410,000         | \$369,000             | 2846                      | 9                | 2007                   | 3           | 6636            | N           | N                  | 12221 SE 262ND CT     |
| 11/20/08         | \$437,000         | \$370,000             | 2769                      | 9                | 2007                   | 3           | 6101            | N           | N                  | 26226 123RD PL SE     |
| 3/12/08          | \$492,500         | \$371,000             | 2980                      | 9                | 1995                   | 3           | 7968            | N           | N                  | 25239 139TH PL SE     |
| 5/19/09          | \$405,000         | \$371,000             | 3025                      | 9                | 2007                   | 3           | 5700            | N           | N                  | 12304 SE 262ND CT     |
| 8/22/08          | \$460,000         | \$374,000             | 3025                      | 9                | 2007                   | 3           | 5761            | N           | N                  | 12311 SE 262ND CT     |
| 10/28/08         | \$450,000         | \$377,000             | 3025                      | 9                | 2007                   | 3           | 8208            | N           | N                  | 12321 SE 262ND CT     |
| 4/9/09           | \$420,000         | \$378,000             | 2780                      | 9                | 1985                   | 3           | 13095           | N           | N                  | 26242 142ND AVE SE    |
| 4/9/08           | \$499,999         | \$381,000             | 2773                      | 9                | 2006                   | 3           | 5700            | N           | N                  | 25302 114TH AVE SE    |
| 1/29/08          | \$525,000         | \$387,000             | 3167                      | 9                | 2007                   | 3           | 5700            | N           | N                  | 26213 123RD AVE SE    |
| 7/11/08          | \$485,900         | \$388,000             | 2954                      | 9                | 2008                   | 3           | 7612            | N           | N                  | 26011 147TH PL SE     |
| 12/12/08         | \$459,950         | \$394,000             | 3167                      | 9                | 2007                   | 3           | 6382            | N           | N                  | 12217 SE 262ND CT     |
| 11/12/08         | \$469,000         | \$396,000             | 3128                      | 9                | 2008                   | 3           | 5699            | N           | N                  | 12319 SE 260TH PL     |
| 8/15/08          | \$495,000         | \$401,000             | 2769                      | 9                | 2007                   | 3           | 7353            | N           | N                  | 2531 133RD PL SE      |
| 4/7/08           | \$528,000         | \$402,000             | 3167                      | 9                | 2007                   | 3           | 8650            | N           | N                  | 20723 SE 262ND CT     |
| 5/27/09          | \$440,000         | \$404,000             | 2793                      | 9                | 2009                   | 3           | 5704            | N           | N                  | 12213 SE 260TH PL     |
| 10/22/09         | \$415,000         | \$404,000             | 3004                      | 9                | 2006                   | 3           | 5944            | N           | N                  | 24703 117TH PL SE     |
| 8/31/09          | \$425,000         | \$405,000             | 3134                      | 9                | 2008                   | 3           | 5701            | N           | N                  | 12305 SE 260TH PL     |
| 5/29/08          | \$523,000         | \$409,000             | 3167                      | 9                | 2008                   | 3           | 5829            | N           | N                  | 26125 123RD AVE SE    |
| 8/10/09          | \$445,000         | \$421,000             | 3140                      | 9                | 1977                   | 4           | 12792           | N           | N                  | 24022 138TH CT SE     |
| 3/17/09          | \$483,000         | \$430,000             | 3167                      | 9                | 2009                   | 3           | 5702            | N           | N                  | 12221 SE 260TH PL     |
| 10/1/08          | \$571,500         | \$474,000             | 3140                      | 9                | 1997                   | 3           | 13204           | N           | N                  | 14731 SE 244TH ST     |
| 4/8/08           | \$654,000         | \$499,000             | 2910                      | 9                | 1978                   | 4           | 82764           | N           | N                  | 24520 112TH AVE SE    |
| 4/8/09           | \$760,000         | \$684,000             | 3160                      | 9                | 2006                   | 3           | 8744            | Y           | Y                  | 26720 138TH PL SE     |
| 10/7/09          | \$860,000         | \$832,000             | 2730                      | 9                | 1988                   | 3           | 12432           | Y           | Y                  | 14515 SE 266TH ST     |
| 12/3/08          | \$299,500         | \$255,000             | 2156                      | 10               | 2005                   | 3           | 2304            | N           | N                  | 11411 101 SE 259TH ST |
| 8/18/09          | \$450,000         | \$427,000             | 3236                      | 10               | 2006                   | 3           | 9614            | N           | N                  | 10925 SE 243RD ST     |
| 12/31/09         | \$430,000         | \$430,000             | 3348                      | 10               | 2007                   | 3           | 7095            | N           | N                  | 24308 116TH PL SE     |
| 9/22/09          | \$530,000         | \$510,000             | 3330                      | 10               | 1976                   | 4           | 33825           | N           | N                  | 24716 142ND AVE SE    |
| 1/22/08          | \$755,000         | \$554,000             | 3844                      | 10               | 2005                   | 3           | 18880           | N           | N                  | 24327 131ST AVE SE    |
| 9/18/08          | \$710,000         | \$585,000             | 4215                      | 10               | 2005                   | 3           | 12107           | N           | N                  | 24310 131ST AVE SE    |
| 7/11/08          | \$830,000         | \$662,000             | 3570                      | 11               | 1988                   | 3           | 13000           | Y           | N                  | 24510 133RD AVE SE    |

***Improved Sales Used in this Annual Update Analysis  
Area 61  
(1 to 3 Unit Residences)***

| <b>Sale Date</b> | <b>Sale Price</b> | <b>Adj Sale Price</b> | <b>Above Grade Living</b> | <b>Bld Grade</b> | <b>Year Built/Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|------------------|-------------------|-----------------------|---------------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 2/3/09           | \$1,175,000       | \$1,029,000           | 3170                      | 11               | 1988                  | 4           | 14000           | N           | N                  | 24615 142ND AVE SE   |

**Improved Sales Removed from this Annual Update Analysis**  
**Area 61**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                      |
|----------|--------|-------|-----------|------------|---|
| 005      | 000660 | 0096  | 8/11/09   | \$199,900  | BANKRUPTCY - RECEIVER OR TRUSTEE              |
| 005      | 027410 | 0030  | 9/24/09   | \$255,000  | ESTATE ADMIN, GUARDIAN, OR EXECUTOR           |
| 005      | 101100 | 0015  | 11/19/08  | \$266,000  | BANKRUPTCY - RECEIVER OR TRUSTEE              |
| 005      | 132204 | 9154  | 6/5/09    | \$115,500  | BANKRUPTCY - RECEIVER OR TRUSTEE              |
| 005      | 132204 | 9359  | 7/3/09    | \$155,000  | %COMPL;BANKRUPTCY - RECEIVER OR TRUSTEE       |
| 005      | 133025 | 0180  | 4/13/09   | \$257,000  | BANKRUPTCY - RECEIVER OR TRUSTEE              |
| 005      | 159860 | 0031  | 3/14/08   | \$127,845  | QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGHB |
| 005      | 159860 | 0090  | 9/15/09   | \$219,950  | BANKRUPTCY - REC OR TRUSTEE; STAMNT TO DOR    |
| 005      | 159860 | 0341  | 7/20/09   | \$199,000  | BANKRUPTCY - RECEIVER OR TRUSTEE              |
| 005      | 161200 | 0295  | 12/11/09  | \$217,500  | EXEMPT FROM EXCISE TAX                        |
| 005      | 161250 | 0250  | 12/4/09   | \$215,000  | FINANCIAL INSTITUTION RESALE                  |
| 005      | 161250 | 0311  | 8/31/09   | \$240,000  | BANKRUPTCY - REC OR TRUSTEE; STAMNT TO DOR    |
| 005      | 161590 | 0015  | 6/25/09   | \$200,000  | EST ADMIN, GUARDIAN, OR EXEC; STAMENT TO DOR  |
| 005      | 176510 | 0030  | 11/20/09  | \$283,707  | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX     |
| 005      | 185860 | 0012  | 6/26/09   | \$275,000  | BANKRUPTCY - RECEIVER OR TRUSTEE              |
| 005      | 185860 | 0012  | 1/8/09    | \$370,000  | EXEMPT FROM EXCISE TAX                        |
| 005      | 185860 | 0042  | 9/9/09    | \$305,000  | BANKRUPTCY - RECEIVER OR TRUSTEE              |
| 005      | 186390 | 0225  | 3/17/09   | \$200,000  | BANKRUPTCY - RECEIVER OR TRUSTEE              |
| 005      | 192205 | 9017  | 2/8/08    | \$235,200  | PREVIMP<=25K                                  |
| 005      | 192205 | 9114  | 5/8/08    | \$350,000  | PREVIMP<=25K;ESTATE ADMIN, GUARDIAN, OR EXEC  |
| 005      | 192205 | 9277  | 11/16/09  | \$440,000  | EXEMPT FROM EXCISE TAX                        |
| 005      | 192205 | 9287  | 9/30/08   | \$239,000  | BANKRUPTCY - RECEIVER OR TRUSTEE              |
| 005      | 192205 | 9318  | 6/8/09    | \$250,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC       |
| 005      | 192205 | 9339  | 10/24/09  | \$231,250  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC       |
| 005      | 192205 | 9381  | 10/27/08  | \$400,000  | DOUBLE SALE                                   |
| 005      | 192205 | 9381  | 9/3/09    | \$350,000  | RELOCATION - SALE TO SERVICE                  |
| 005      | 192205 | 9389  | 1/31/08   | \$295,000  | BANKRUPTCY - RECEIVER OR TRUSTEE              |
| 005      | 192205 | 9424  | 12/22/09  | \$200,000  | FINANCIAL INSTITUTION RESALE                  |
| 005      | 192205 | 9450  | 6/2/08    | \$299,600  | EXEMPT FROM EXCISE TAX                        |
| 005      | 233154 | 0030  | 3/13/09   | \$245,000  | BANKRUPTCY REC OR TRUSTEE; STAMENT TO DOR     |
| 005      | 252830 | 0005  | 2/4/09    | \$150,000  | BANKRUPTCY - RECEIVER OR TRUSTEE              |
| 005      | 258700 | 0140  | 12/21/09  | \$265,000  | FINANCIAL INSTITUTION RESALE                  |
| 005      | 258700 | 0240  | 5/29/08   | \$330,000  | BANKRUPTCY - RECEIVER OR TRUSTEE              |
| 005      | 266200 | 0120  | 5/27/09   | \$205,500  | BANKRUPTCY - RECEIVER OR TRUSTEE              |
| 005      | 292205 | 9164  | 9/29/08   | \$413,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC       |
| 005      | 292205 | 9325  | 5/20/09   | \$164,000  | BANKRUPTCY - RECEIVER OR TRUSTEE              |
| 005      | 330802 | 0100  | 9/12/08   | \$215,000  | BANKRUPTCY - RECEIVER OR TRUSTEE              |
| 005      | 382800 | 0030  | 10/6/08   | \$170,000  | BANKRUPTCY - RECEIVER OR TRUSTEE              |
| 005      | 435910 | 0090  | 7/29/08   | \$165,248  | QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGHB |
| 005      | 550270 | 0020  | 2/20/08   | \$310,000  | BANKRUPTCY REC OR TRUSTEE; STAMENT TO DOR     |
| 005      | 600000 | 0052  | 8/6/09    | \$187,000  | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX     |
| 005      | 614760 | 0010  | 7/14/09   | \$142,000  | BANKRUPTCY - RECEIVER OR TRUSTEE              |
| 005      | 755740 | 0025  | 2/18/09   | \$137,000  | UNFIN AREA;REL PARTY, FRIEND, OR NEIGH;       |
| 005      | 755740 | 0055  | 5/14/08   | \$70,700   | DOR RATIO;GOV AGENCY; QUIT CLAIM DEED;        |
| 005      | 804700 | 0070  | 10/18/08  | \$115,971  | DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR   |

**Improved Sales Removed from this Annual Update Analysis**  
**Area 61**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                       |
|----------|--------|-------|-----------|------------|--|
| 005      | 912240 | 0020  | 1/16/09   | \$262,500  | BANKRUPTCY - RECEIVER OR TRUSTEE               |
| 005      | 912250 | 0040  | 10/10/08  | \$287,000  | BANKRUPTCY - RECEIVER OR TRUSTEE               |
| 005      | 915150 | 0110  | 11/11/09  | \$254,500  | BANKRUPTCY - RECEIVER OR TRUSTEE               |
| 005      | 917960 | 0370  | 11/3/08   | \$150,000  | DOR RATIO                                      |
| 005      | 918370 | 0581  | 3/17/09   | \$276,000  | BANKRUPTCY - RECEIVER OR TRUSTEE               |
| 005      | 918370 | 0725  | 6/23/08   | \$276,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC        |
| 005      | 918370 | 1110  | 10/30/08  | \$325,000  | BANKRUPTCY - RECEIVER OR TRUSTEE               |
| 005      | 918370 | 1110  | 2/5/08    | \$448,669  | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX      |
| 005      | 918370 | 1945  | 7/14/08   | \$230,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE        |
| 005      | 918370 | 2259  | 6/10/08   | \$265,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC        |
| 005      | 918370 | 3257  | 1/3/08    | \$304,900  | BANKRUPTCY - RECEIVER OR TRUSTEE               |
| 005      | 918370 | 3285  | 1/28/09   | \$181,500  | BANKRUPTCY - RECEIVER OR TRUSTEE               |
| 005      | 919710 | 0131  | 8/1/08    | \$260,000  | EST ADM, GUARDIAN, OR EXEC; REL PARTY, FRIEND, |
| 005      | 919710 | 0290  | 10/16/09  | \$123,000  | BANKRUPTCY - REC OR TRUSTEE; STATMENT TO       |
| 005      | 941470 | 0070  | 8/8/08    | \$315,000  | BANKRUPTCY REC OR TRUSTEE; EXPT FROM EXCIS     |
| 005      | 982570 | 1445  | 6/13/08   | \$97,005   | QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGHB  |
| 006      | 058647 | 0240  | 8/7/08    | \$350,000  | BANKRUPTCY REC OR TRUSTEE; STAMENT TO DOR      |
| 006      | 133028 | 0040  | 1/16/08   | \$158,984  | QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH   |
| 006      | 160800 | 0080  | 10/22/08  | \$399,000  | BANKRUPTCY - RECEIVER OR TRUSTEE               |
| 006      | 160800 | 0090  | 10/16/08  | \$395,000  | BANKRUPTCY - RECEIVER OR TRUSTEE               |
| 006      | 160800 | 0140  | 12/11/09  | \$372,000  | FINANCIAL INSTITUTION RESALE                   |
| 006      | 160800 | 0150  | 12/30/09  | \$323,000  | STATEMENT TO DOR; FINANCIAL INSTITTUN RESALE   |
| 006      | 160800 | 0170  | 6/30/08   | \$399,900  | BANKRUPTCY - REC OR TRUSTEE; FORCED SALE       |
| 006      | 160800 | 0170  | 1/30/08   | \$445,486  | FORCED SALE; EXEMPT FROM EXCISE TAX            |
| 006      | 160801 | 0080  | 12/29/08  | \$420,000  | BANKRUPTCY - RECEIVER OR TRUSTEE               |
| 006      | 178670 | 0030  | 6/24/09   | \$400,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.       |
| 006      | 179030 | 0380  | 5/19/09   | \$162,500  | QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGHB  |
| 006      | 202205 | 9017  | 10/27/08  | \$150,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUT      |
| 006      | 210850 | 0270  | 2/7/09    | \$340,000  | QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGHB  |
| 006      | 212205 | 9014  | 12/1/09   | \$155,000  | BANKRUPTCY - RECEIVER OR TRUSTEE               |
| 006      | 212205 | 9031  | 3/7/08    | \$440,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC        |
| 006      | 212205 | 9160  | 1/23/08   | \$146,250  | DOR RATIO;QUIT CLAIM DEED; REL PARTY, FRIEND,  |
| 006      | 212205 | 9228  | 1/21/08   | \$724,500  | EXEMPT FROM EXCISE TAX                         |
| 006      | 212205 | 9238  | 9/26/08   | \$318,000  | BANKRUPTCY - RECEIVER OR TRUSTEE               |
| 006      | 221291 | 0350  | 8/19/09   | \$188,000  | BANKRUPTCY - RECEIVER OR TRUSTEE               |
| 006      | 270845 | 0070  | 8/18/09   | \$450,000  | RELOCATION - SALE TO SERVICE                   |
| 006      | 320485 | 0150  | 4/17/08   | \$365,000  | FORCED SALE; STATEMENT TO DOR                  |
| 006      | 321158 | 0020  | 3/17/09   | \$310,000  | BANKRUPTCY - RECEIVER OR TRUSTEE               |
| 006      | 329575 | 0420  | 8/8/08    | \$373,000  | DOUBLE SALE                                    |
| 006      | 329575 | 0710  | 6/18/08   | \$320,000  | BANKRUPTCY - RECEIVER OR TRUSTEE               |
| 006      | 329871 | 0030  | 9/2/09    | \$245,000  | BANKRUPTCY - RECEIVER OR TRUSTEE               |
| 006      | 329871 | 0120  | 4/24/09   | \$250,000  | BANKRUPTCY - RECEIVER OR TRUSTEE               |
| 006      | 381470 | 0050  | 9/12/08   | \$328,000  | DOUBLE SALE                                    |
| 006      | 383021 | 0410  | 7/2/09    | \$177,000  | BANKRUPTCY - RECEIVER OR TRUSTEE               |
| 006      | 383021 | 0410  | 10/10/08  | \$98,030   | DOR RATIO;EXEMPT FROM EXCISE TAX               |

**Improved Sales Removed from this Annual Update Analysis**  
**Area 61**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments   |
|----------|--------|-------|-----------|------------|--|
| 006      | 383021 | 0520  | 4/1/09    | \$200,500  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC            |
| 006      | 383021 | 0540  | 2/25/08   | \$247,900  | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 006      | 403050 | 0200  | 4/8/08    | \$627,500  | RELOCATION - SALE TO SERVICE                       |
| 006      | 405080 | 0015  | 7/2/08    | \$427,001  | EXEMPT FROM EXCISE TAX                             |
| 006      | 405111 | 0180  | 9/24/09   | \$200,500  | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 006      | 405130 | 0030  | 3/20/08   | \$190,000  | QUIT CLAIM DEED                                    |
| 006      | 439700 | 0040  | 5/7/09    | \$345,000  | BANKRUPTCY - REC OR TRUSTEE; RELOCATION -          |
| 006      | 505790 | 0080  | 3/4/09    | \$245,000  | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 006      | 505790 | 0100  | 4/20/09   | \$224,900  | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 006      | 534400 | 0040  | 1/22/08   | \$157,045  | QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 006      | 534400 | 0170  | 8/10/09   | \$319,900  | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 006      | 534400 | 0170  | 3/7/08    | \$323,100  | EXEMPT FROM EXCISE TAX                             |
| 006      | 541230 | 0080  | 2/28/09   | \$193,000  | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 006      | 541230 | 0080  | 11/24/08  | \$208,203  | EXEMPT FROM EXCISE TAX                             |
| 006      | 541230 | 0220  | 10/29/09  | \$235,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC            |
| 006      | 541230 | 0360  | 12/9/08   | \$225,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC            |
| 006      | 541231 | 0070  | 12/8/09   | \$230,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC            |
| 006      | 541231 | 0240  | 3/23/09   | \$237,000  | EXEMPT FROM EXCISE TAX                             |
| 006      | 541231 | 0450  | 12/8/09   | \$208,250  | EXEMPT FROM EXCISE TAX                             |
| 006      | 542030 | 0110  | 9/28/09   | \$190,000  | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 006      | 546630 | 0030  | 9/19/08   | \$183,500  | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 006      | 546630 | 0300  | 3/17/09   | \$185,000  | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 006      | 546630 | 0400  | 3/3/08    | \$180,100  | EXEMPT FROM EXCISE TAX                             |
| 006      | 546631 | 0470  | 12/3/09   | \$115,000  | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 006      | 546631 | 0580  | 8/7/09    | \$168,000  | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 006      | 546631 | 0580  | 2/17/09   | \$181,109  | EXEMPT FROM EXCISE TAX                             |
| 006      | 546800 | 0020  | 3/27/09   | \$147,000  | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 006      | 546800 | 0150  | 12/16/08  | \$250,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.           |
| 006      | 546875 | 0040  | 12/15/08  | \$325,000  | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 006      | 546950 | 0360  | 10/8/09   | \$470,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC            |
| 006      | 546950 | 0970  | 3/19/09   | \$380,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC            |
| 006      | 546950 | 1500  | 12/19/08  | \$590,000  | %COMPL;PREVIMP<=25K;TEAR DOWN; IMP. CHARAC         |
| 006      | 546950 | 2700  | 6/27/08   | \$499,950  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC            |
| 006      | 547011 | 0200  | 9/25/08   | \$74,541   | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,          |
| 006      | 571420 | 0010  | 11/30/09  | \$500,000  | ACTIVE PERMIT BEFORE SALE>25K;%COMPL               |
| 006      | 571420 | 0140  | 7/30/09   | \$459,950  | ACTIVE PERMIT BEFORE SALE>25K;%COMPL               |
| 006      | 660079 | 0070  | 9/18/08   | \$285,000  | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 006      | 660079 | 0210  | 2/10/09   | \$298,794  | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX          |
| 006      | 660079 | 0210  | 7/23/09   | \$210,000  | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX          |
| 006      | 670590 | 0010  | 1/22/09   | \$260,000  | BANKRUPTCY REC OR TRUSTE STATMENT TO DOR           |
| 006      | 670590 | 0010  | 8/12/08   | \$285,200  | EXEMPT FROM EXCISE TAX                             |
| 006      | 670590 | 0170  | 10/20/08  | \$259,900  | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 006      | 714020 | 0400  | 12/4/09   | \$340,835  | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX          |
| 006      | 714020 | 0500  | 5/1/09    | \$206,900  | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 006      | 769785 | 0380  | 12/10/08  | \$235,000  | BANKRUPTCY - RECEIVER OR TRUSTEE                   |

**Improved Sales Removed from this Annual Update Analysis**  
**Area 61**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                               |
|-----------------|--------------|--------------|------------------|-------------------|---|
| 006             | 769786       | 0190         | 2/20/09          | \$237,405         | BANKRUPTCY - RECEIVER OR TRUSTEE              |
| 006             | 769787       | 0650         | 8/20/08          | \$133,851         | DOR RATIO;QUIT CLAIM DEED; REL PARTY, FRIEND, |
| 006             | 769787       | 0670         | 6/15/09          | \$250,000         | RELATED PARTY, FRIEND, OR NEIGHBOR            |
| 006             | 769787       | 0780         | 8/8/08           | \$299,500         | RELOCATION - SALE TO SERVICE                  |
| 006             | 769791       | 0370         | 8/13/09          | \$213,978         | EXEMPT FROM EXCISE TAX                        |
| 006             | 801620       | 0080         | 12/29/08         | \$339,950         | ESTATE ADMINIS, GUARDIAN, OR EXECUTOR         |
| 006             | 815575       | 0050         | 2/10/09          | \$267,600         | BANKRUPTCY - RECEIVER OR TRUSTEE              |
| 006             | 855570       | 0050         | 8/12/09          | \$385,000         | ACTIVE PERMIT BEFORE SALE>25K;%COMPL          |
| 006             | 858100       | 0280         | 5/26/09          | \$165,000         | BANKRUPTCY - RECEIVER OR TRUSTEE              |
| 006             | 894446       | 0010         | 9/9/09           | \$379,900         | BANKRUPTCY - RECEIVER OR TRUSTEE              |
| 006             | 894446       | 0160         | 8/4/09           | \$300,000         | BANKRUPTCY - RECEIVER OR TRUSTEE              |

***Vacant Sales Used in this Annual Update Analysis  
Area 61***

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 5               | 192205       | 9455         | 1/23/2008        | \$145,000         | 6859            | N           | N                  |
| 5               | 242204       | 9091         | 4/10/2009        | \$85,000          | 2680            | N           | N                  |
| 6               | 282205       | 9357         | 10/28/2009       | \$228,000         | 5710            | N           | N                  |
| 6               | 282205       | 9359         | 4/16/2009        | \$95,000          | 6572            | N           | N                  |
| 6               | 405115       | 0030         | 11/3/2009        | \$266,332         | 4341            | N           | N                  |
| 6               | 405115       | 0050         | 11/4/2009        | \$262,050         | 4340            | N           | N                  |
| 6               | 546950       | 3090         | 1/26/2009        | \$315,000         | 19328           | N           | N                  |
| 6               | 571420       | 0120         | 7/28/2009        | \$100,521         | 5687            | N           | N                  |
| 6               | 571420       | 0160         | 12/11/2009       | \$100,118         | 7982            | N           | N                  |

**Vacant Sales Removed from this Annual Update Analysis  
Area 61**

| Sub Area | Major  | Minor | Sale Date  | Sale Price | Comments                            |
|----------|--------|-------|------------|------------|-------------------------------------|
| 5        | 185860 | 0049  | 12/5/2009  | \$100,912  | NEW CONSTRUCTION                    |
| 5        | 185860 | 0049  | 7/23/2009  | \$101,000  | NEW CONSTRUCTION                    |
| 5        | 292205 | 9162  | 2/4/2009   | \$760,000  | PUBLIC UTILITY SALE                 |
| 6        | 202205 | 9309  | 10/27/2008 | \$107,000  | DOR RATIO;PREVIMP<=25K              |
| 6        | 202205 | 9355  | 4/13/2009  | \$73,000   | RELATED PARTY, FRIEND, OR NEIGHBOR; |
| 6        | 212205 | 9255  | 3/12/2008  | \$85,000   | DOR RATIO                           |
| 6        | 272205 | 9137  | 4/29/2008  | \$106,667  | QUIT CLAIM DEED; PARTIAL INTEREST   |
| 6        | 272205 | 9322  | 10/22/2009 | \$299,950  | NEW CONSTRUCTION                    |
| 6        | 282205 | 9189  | 6/2/2009   | \$100,000  | BUILDER SALE                        |
| 6        | 282205 | 9228  | 5/7/2009   | \$103,500  | BUILDER SALE                        |
| 6        | 282205 | 9238  | 11/24/2009 | \$235,000  | NEW CONSTRUCTION                    |
| 6        | 282205 | 9358  | 11/6/2009  | \$224,000  | NEW CONSTRUCTION                    |
| 6        | 282205 | 9360  | 9/11/2009  | \$235,000  | NEW CONSTRUCTION                    |
| 6        | 282205 | 9362  | 9/15/2009  | \$224,950  | NEW CONSTRUCTION                    |
| 6        | 282205 | 9365  | 11/25/2009 | \$276,950  | NEW CONSTRUCTION                    |
| 6        | 282205 | 9365  | 6/2/2009   | \$100,000  | BUILDER SALE                        |
| 6        | 282205 | 9366  | 12/18/2009 | \$276,950  | NEW CONSTRUCTION                    |
| 6        | 282205 | 9366  | 6/2/2009   | \$100,000  | BUILDER SALE                        |
| 6        | 282205 | 9367  | 11/30/2009 | \$276,950  | NEW CONSTRUCTION                    |
| 6        | 282205 | 9367  | 6/2/2009   | \$100,000  | BUILDER SALE                        |
| 6        | 282205 | 9368  | 4/7/2009   | \$100,000  | BUILDER SALE                        |
| 6        | 282205 | 9369  | 4/7/2009   | \$100,000  | BUILDER SALE                        |
| 6        | 282205 | 9370  | 6/2/2009   | \$100,000  | BUILDER SALE                        |
| 6        | 282205 | 9371  | 6/3/2009   | \$100,000  | BUILDER SALE                        |
| 6        | 405115 | 0010  | 12/15/2009 | \$249,000  | NEW CONSTRUCTION                    |
| 6        | 405115 | 0020  | 11/13/2009 | \$239,995  | NEW CONSTRUCTION                    |
| 6        | 405115 | 0060  | 11/12/2009 | \$273,137  | NEW CONSTRUCTION                    |
| 6        | 405115 | 0070  | 11/19/2009 | \$239,995  | NEW CONSTRUCTION                    |
| 6        | 405115 | 0080  | 12/10/2009 | \$267,995  | NEW CONSTRUCTION                    |
| 6        | 405115 | 0090  | 9/21/2009  | \$249,416  | NEW CONSTRUCTION                    |
| 6        | 405115 | 0100  | 10/18/2009 | \$255,995  | NEW CONSTRUCTION                    |
| 6        | 405115 | 0130  | 12/15/2009 | \$257,353  | NEW CONSTRUCTION                    |
| 6        | 405115 | 0140  | 12/15/2009 | \$282,530  | NEW CONSTRUCTION                    |
| 6        | 405115 | 0150  | 6/30/2009  | \$87,500   | BANKRUPTCY - RECEIVER OR TRUSTEE;   |
| 6        | 405115 | 0150  | 10/11/2009 | \$241,305  | NEW CONSTRUCTION                    |
| 6        | 405115 | 0170  | 11/19/2009 | \$279,995  | NEW CONSTRUCTION                    |
| 6        | 405115 | 0190  | 12/24/2009 | \$282,995  | NEW CONSTRUCTION                    |
| 6        | 405115 | 0200  | 9/6/2009   | \$268,010  | NEW CONSTRUCTION                    |
| 6        | 405115 | 0220  | 10/11/2009 | \$249,995  | NEW CONSTRUCTION                    |
| 6        | 405115 | 0230  | 12/15/2009 | \$279,995  | NEW CONSTRUCTION                    |
| 6        | 405115 | 0240  | 10/25/2009 | \$265,311  | NEW CONSTRUCTION                    |
| 6        | 405115 | 0250  | 10/22/2009 | \$239,995  | NEW CONSTRUCTION                    |
| 6        | 405115 | 0290  | 10/18/2009 | \$255,995  | NEW CONSTRUCTION                    |
| 6        | 405115 | 0300  | 11/2/2009  | \$255,000  | NEW CONSTRUCTION                    |
| 6        | 571420 | 0050  | 4/13/2009  | \$180,000  | NEW CONSTRUCTION                    |
| 6        | 571420 | 0060  | 6/11/2009  | \$73,000   | DOR RATIO;PREVIMP<=25K              |
| 6        | 571420 | 0080  | 5/5/2009   | \$150,000  | DOR RATIO;PREVIMP<=25K              |



***Vacant Sales Removed from this Annual Update Analysis  
Area 61***

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>  |
|-----------------|--------------|--------------|------------------|-------------------|------------------|
| 6               | 809680       | 0190         | 10/20/2009       | \$265,000         | NEW CONSTRUCTION |
| 6               | 809680       | 0200         | 12/24/2009       | \$271,950         | NEW CONSTRUCTION |
| 6               | 809680       | 0290         | 12/4/2009        | \$266,000         | NEW CONSTRUCTION |
| 6               | 809680       | 0300         | 12/15/2009       | \$260,000         | NEW CONSTRUCTION |
| 6               | 809680       | 0310         | 10/14/2009       | \$267,700         | NEW CONSTRUCTION |
| 6               | 809680       | 0320         | 11/18/2009       | \$269,950         | NEW CONSTRUCTION |

## **Client and Intended Use of the Appraisal:**

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

*The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.*

## **Definition and date of value estimate:**

### **Market Value**

*The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)*

*Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.*

### **Highest and Best Use**

**RCW 84.40.030** All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

*An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.*

**WAC 458-07-030 (3) True and fair value -- Highest and best use.** Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

*If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less*

*productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))*

*Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)*

### **Date of Value Estimate**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]*

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]*

*Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.*

### **Property rights appraised:**

#### **Fee Simple**

***Wash Constitution Article 7 § 1 Taxation:*** *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

***Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)*** *“the entire [fee] estate is to be assessed and taxed as a unit”*

***Folsom v. Spokane County, 111 Wn. 2d 256 (1988)*** *“the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee”*

*The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”*

### **Assumptions and Limiting Conditions:**

- 1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
- 2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*

3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

### **Scope of Work Performed:**

*Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.*



## King County

### Department of Assessments

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384  
(206) 296-5195 FAX (206) 296-0595  
Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

**Lloyd Hara**  
*Assessor*

As we start a new decade and prepare the 2010 revaluations for the 2011 Tax Roll, it is important for staff to review our standards for completing our assessments for this year. As Deputy Assessors, first, everyone works for the taxpayers of King County and we must do our work in the most fair and equitable manner. Second, we will take pride in doing the best professional job possible. Third, we will treat all taxpayers with respect and value their opinions.

To further those standards, all appraisers are directed to:

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, 2010 Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Validate for correctness physical characteristics for all vacant and improved properties and, where applicable, validate sales data for those properties;
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop valuation models as delineated by the IAAO (Standard on Mass Appraisal of Real Property, 2002; rev 2008). Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population. Validate models as delineated by IAAO in their Standard on Ratio Studies (approved July 2007).
- All sales are to be time adjusted to 1/1/10 and models developed by appraisers will include an administrative adjustment of .925 to reflect current economic factors that impact value and are not indicated by time-adjusted sales data alone.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the Assessor, the King County Board of Equalization, the Washington State Board of Tax Appeals, the King County Prosecutor and the Washington State Department of Revenue. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara  
King County Assessor